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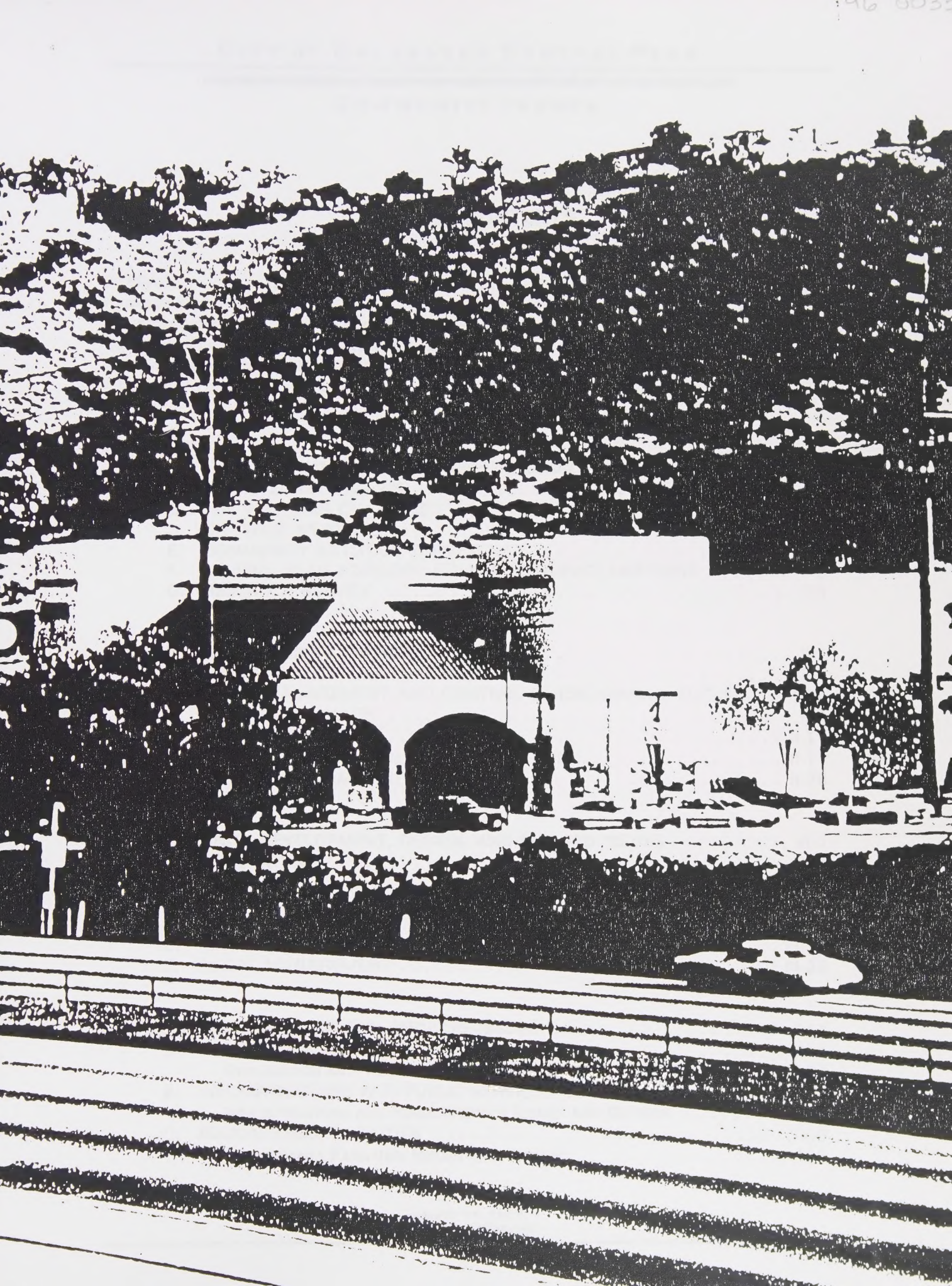
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PREFACE



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PREFACE

California planning law requires each city or county in the state to prepare and adopt a general plan and to certify an environmental impact report. Although a general plan is a policy document, the policies are tailored to address characteristics and issues that are specific to a particular community. A general plan must describe its community including information on physical characteristics, demographics, and issues of local concern.

PURPOSE OF THE DOCUMENT

The Calabasas General Plan: Community Issues report is one of four documents that together will make up the City's General Plan and Environmental Impact Report (EIR). These four documents include:

- **The Calabasas General Plan: Community Issues** report defines significant issues and identifies community needs and desires. It acts as the groundwork for the City's General Plan program, clarifying the issues to be addressed and identifying alternative policy choices. It is the product of a series of in-depth interviews with local officials, a Visioning Charette, a citywide workshop, a community attitude survey, and the concerns voiced by the City's General Plan Advisory Committee. The document also includes a summary of community characteristics. *The Calabasas General Plan: Community Issues* report documents the City's General Plan community participation program required by State planning law.
- **The Calabasas General Plan: Community Profile** report presents the research material necessary to understand the physical, natural, and economic environments of the City of Calabasas and meets the data and analysis requirements outlined in the State General Plan Guidelines.
- **The Calabasas General Plan: Policy and Strategy** document clearly outlines the vision which Calabasas has for its future and the policies and strategies it intends to follow in pursuit of that vision. It is a comprehensive policy document, identifying general issues and providing clear policy guidance. The report also presents specific actions or strategies designed to implement the City's goals, objectives, and policies. For each strategy, the agency responsible for implementing the action, the funding source, and the timing are identified. The policies in *The Calabasas General Plan: Policy and Strategy* document meet the development policy requirements described in the State General Plan Guidelines. The policies themselves will also function as the mitigation measures for the EIR on the Calabasas General Plan. The strategies outlined in *The Calabasas General Plan: Policy and Strategy* document meet the implementation requirements of the State General Plan Guidelines and together act as the mitigation monitoring program for the Calabasas General Plan EIR.

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- The Calabasas General Plan: Environmental Impact Report and Master Environmental Assessment provides the means for examining the implications of future growth and change in the City. It includes a summary of existing conditions and functions as a program environmental impact report for the General Plan. To complement the EIR, the General Plan goals and objectives presented in the General Plan Policy and Strategy document are written in a manner that will function as the standard by which the significance of impacts may be evaluated.

RELATIONSHIP TO THE CALIFORNIA GENERAL PLAN GUIDELINES AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

The Calabasas General Plan and Environmental documents were prepared in conformance with the 1990 State of California General Plan Guidelines and the 1992 CEQA Guidelines. The following sections describe how the Calabasas General Plan Policy and Strategy document meets specific requirements of State General Plan Guidelines and the CEQA Guidelines. The relationship between the four Calabasas General Plan and environmental documents and the State mandated content requirements is illustrated in Figure 1.

According to the State General Plan Guidelines, the role of a general plan is to:

" . . . act as a 'constitution' for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private."

The Calabasas General Plan: Community Issues document describes the existing environment, prevailing community values, and concerns local residents have about their City. It identifies the constraints and opportunities that must be addressed in the Calabasas General Plan, if it is to be a workable foundation for communitywide decisionmaking.

THE CALABASAS GENERAL PLAN: COMMUNITY ISSUES DOCUMENT
FORMAT

The Calabasas General Plan: Community Issues document is a summary of specific community characteristics and concerns which will provide the framework for the goals, objectives, and policies of the General Plan. It presents a description of the major themes that run through nearly all the discussion of Calabasas, a summary of the issues the City of Calabasas is currently facing; as well as general program options the City may pursue to resolve those issues. The document itself is divided into the major sections described below:

- **Introduction** -- provides a brief description of *The Calabasas General Plan: Community Issues* document and how it relates to the other components of the Calabasas General Plan program.

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- **The Process** -- this section explains the techniques used to describe the characteristics and issues specific to Calabasas and serves as a record of the initial portions of the public participation component of the General Plan program.
- **Primary Community Themes** -- this section lays out the basic community themes that are inherent in any examination of the future of Calabasas. These themes include:
 - Environmental Responsibility,
 - Local Management and Control of Calabasas' Future, and
 - Community Identity.
- **Community Development and Design and Related Issues** -- contains a description of existing land uses, demographic information on housing and population, a inventory of historic/cultural resources. It also includes a survey of community design features and data on fiscal management. In addition, issues associated with community development and design are included, along with a range of program options to address identified issues.
- **Municipal Facilities and Services and Related Issues** -- examines existing circulation and transportation, infrastructure, educational facilities, parks and recreation, and public safety services. In addition, issues associated with municipal facilities and services are included, along with a range of program options to address identified issues.
- **Environmental Resources and Related Issues** -- contains an inventory of existing natural resources including hillsides, canyons, and ridgelines, open space lands air quality, biological resources, water resources, and mineral resources. In addition, issues associated with environmental resources are included, along with a range of program options to address identified issues.
- **Environmental Hazards and Related Issues** -- describes the potential hazards in the study area including geology and seismicity, fire hazards, noise, and hazardous materials. This section also includes an analysis of disaster response facilities and services. In addition, issues associated with environmental hazards are included, along with a range of program options to address identified issues.
- **Appendices** contain the results of the individual components in the community participation program of the General Plan.

COMMUNITY ISSUES

I. THE PROCESS



COMMUNITY ISSUES

I. PROCESS

This section of *The Calabasas General Plan: Community Issues* report explains the techniques used to generate interest in the General Plan program and to solicit public input at the beginning of the program. For each of the items listed below, a brief description of the activities is presented.

- General Plan Program Press Information
- Targeted Interviews
- The Visioning Charette
- Citywide Workshop
- Community Attitude Survey
- General Plan Advisory Committee (GPAC) Meetings
- Research Survey

The results of these exercises have been summarized and are included in the appropriate sections of this report. Detailed documentation of the results of public participation exercises is presented in the appendices of this report.

A. GENERAL PLAN PROGRAM PRESS INFORMATION

To promote community involvement in the City of Calabasas' General Plan program, a press information kit was prepared and distributed to representatives of the local media. The package begins with historical information on the City and a description of previous planning efforts. It then describes the purpose of a general plan: explaining what a general plan is, the role of a general plan, and the contents of a general plan. The description of the General Plan is followed by a discussion of the General Plan process: preparing a plan and adopting one. The community participation program is then described. The press kit concludes with a discussion of the organization of the General Plan documents.

A copy of the press information package along with the distribution list of local media is included in Appendix A of this report.

B. TARGETED INTERVIEWS

At the onset of the public participation program, interviews were conducted with individual City Council members. The purpose of these one-on-one sessions was to allow for an uninhibited discussion of local issues. The questions in these interviews addressed the following major topics: community character, growth and development, homes, public services, infrastructure and public facilities, circulation, and jobs and shopping. These questions were also used to prepare a community issues questionnaire which was distributed to the General Plan Advisory Committee.

Findings from the interviews with City Council members and the questionnaires completed by the General Plan Advisory Committee are summarized and presented in Appendix B of this report.

COMMUNITY ISSUES

C. THE VISIONING CHARETTE

Within the City of Calabasas, many issues relate to how residents visualize their community. To help residents describe how they see their City now, and what they would like to see in the future, a visioning charette was held. Participants included City Council members, Planning Commissioners, members of the General Plan Advisory Committee and residents appointed by the City Council from the community at-large. During the Visioning Charette a series of exercises exploring community design issues were held. In addition, participants were asked to complete a community design survey.

A summary of the Visioning Charette, an explanation of the Visioning Charette exercises, and the results of the community design survey are presented in Appendix C of this report.

D. CITYWIDE WORKSHOP

Throughout the General Plan program, a series of citywide workshops will be held. The purpose of these workshops is to solicit input from the community at-large at key points during the Calabasas General Plan program.

The first workshop was designed to explain the General Plan process and to work with members of the community to identify and prioritize issues currently facing the City. To do this, a technique called issues identification was used. The first part of the process was a "brainstorming" session. Participants were asked to come up descriptions of their community: what they liked about it; what they didn't like about it; what they would like to change and what they would like to preserve. Ideas were proposed, without making any critical assessments. Each new idea was recorded on a large tablet as it was proposed. When one sheet was full, it was hung on the wall and another sheet started. When the ideas were exhausted, each participant was given five adhesive dots and asked to place them next to the issues that they felt were the most important.

The results of the first Citywide Workshop are included in Appendix D.

E. COMMUNITY ATTITUDE SURVEY

To gather information from a broad cross-section of Calabasas residents on issues that will affect the General Plan, a community attitude survey was conducted. The survey was a mail-out/mail-back questionnaire and was sent to approximately 1,200 randomly selected residents. The surveys were mailed out late September of 1992. Responses were due October 23, 1992. The results of the community attitude survey are presented in Appendix E.

COMMUNITY ISSUES

F. GENERAL PLAN ADVISORY COMMITTEE (GPAC) MEETINGS

The General Plan Advisory Committee is a group of Calabasas residents appointed to work on the General Plan. Their job includes identification and resolution of issues; formulation of a vision of Calabasas' future; review and selection of alternative strategies for the City's future; and review and selection of General Plan policies and programs. They will provide feedback on a regular basis through each stage of the General Plan development process. During their first three sessions, the Committee worked on identifying issues, prioritizing issues, and developing a vision of Calabasas.

General Plan Advisory Committee Meeting No. 1 -- At the October 12, 1992 General Plan Advisory Committee meeting, the group met to define the issues that have shaped their community. To facilitate the process, a wall-size timeline was unveiled which illustrated community milestone dates. As part of the evening's discussion, committee members were asked to identify critical events that have affected their community. The events were then recorded on the timeline.

The results of this exercise present a clear picture of the events that led to the City's incorporation and the history of the issues the community currently faces.

General Plan Advisory Committee Meeting No. 2 -- At the meeting on Monday, October 26th, the General Plan Advisory Committee reviewed significant characteristics about their community and looked at major issues facing the City. These characteristics and issues were grouped into three general topics: Community Development and Design, Municipal Facilities and Services, and Environmental Management. Participants were assigned to one of the three topics. They then reviewed the items in the context of their general topic and prioritized them using the following classifications: Past; Current, Critical; Current, Moderate; Future, Critical; and Future, Moderate.

In addition, participants were asked to select three issues that they felt were important and to write a brief summary of each issue selected. The summaries describe what individual committee members believe is the ideal resolution of the issue and any constraints to achieving that ideal.

General Plan Advisory Committee Meeting No. 3 -- During the third General Plan Advisory Committee meeting, participants were asked to define their vision of the future in an exercise called Headlines for 2012. Keeping in mind the issues, how the committee prioritized them, and suggestions for resolving the issues, committee members wrote headlines for a fictitious newspaper. These headlines describe what the committee members would like to read in their morning paper in the year 2012.

The results of first three GPAC meetings are presented in Appendices F, G, and H of this report.

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G. RESEARCH SURVEY

In addition to the community participation efforts, a research survey was conducted to describe the physical, economic and social characteristics that make up the community. This information provides the factual background and understanding necessary to meet the State's data and analysis requirements for general plans. It is presented in its entirety in *The Calabasas General Plan: Community Profile* report. However, the information is summarized and included in the Issues sections of this report.

COMMUNITY ISSUES

II. PRIMARY COMMUNITY THEMES



COMMUNITY ISSUES

II. PRIMARY COMMUNITY THEMES

Calabasas is a community preparing to meet the 21st Century. As the world changes economically and socially, and technological innovation changes the way we live, Calabasas is looking beyond conventional wisdom, looking beyond the way things have always been done, to define a vision of its future. From the myriad of information, opinions, and analysis compiled in the initial research and community involvement portions of the General Plan program, three primary themes emerge which run through nearly all discussion regarding the future of Calabasas:

- Environmental Responsibility
- Local Management and Control of Calabasas' Future
- Community Image

Understanding these themes is critical to understanding the aspirations, concerns, and vision that Calabasas residents have for the future of their community, as well as the issues that Calabasas faces in formulating a General Plan to manage that future. These themes tie together and explain the specific issues that have been identified in the initial research and community involvement portions of the General Plan program.

In many communities, "growth" is the primary community issue, and encouraging appropriate forms of growth or discouraging inappropriate forms is the primary community theme. In Calabasas, growth issues appear to be related to the three primary themes cited above. Long before the actual incorporation of the City of Calabasas, new development encroached into rugged hillside areas and threatened sensitive environmental areas; many in the community saw that it was necessary to protect what remained of the area's natural environment. Residents recognized that only through local control and direct management of development review could community objectives be achieved and could local social values be translated into physical forms. The results of growth in past years are identified in many ways as being inconsistent with local values; residents cite environmental destruction, traffic congestion, overly intense development, visual clutter, and a lack of community gathering places among the primary community image problems that must be addressed by the new General Plan.

Together, the three primary community themes create an underpinning for the strategic decision-making which will continue through the General Plan program. The themes identify the primary means by which Calabasas can ensure a high quality of life for its present and future residents, and allow the City of Calabasas to take advantage of the opportunities it has created for its future through incorporation. Simply stated, Calabasas' objective is excellence -- in protecting the natural environment that attracted so many of its residents to the area, in managing its affairs in a manner consistent with local social values, in enhancing the physical appearance and continuity of the area, and in ensuring its residents a high quality of life.

COMMUNITY ISSUES

A. ENVIRONMENTAL RESPONSIBILITY

From the early settlements of the Chumash, through the era of ranching and farming, to the present urban community, Calabasas has provided a beautiful setting, natural habitats, and peaceful respite. The area's natural beauty and the tranquility of its hills and valleys provide for a high quality of life, and were important factors in the decision of many Calabasas residents to come to this area. Environmental considerations are invariably cited as the primary attributes of Calabasas; preservation of open space is generally cited as the community's number one priority.

Environmental considerations are often cited as being of critical importance in the incorporation movements that were eventually successful in establishing the City. As stated in the Foundation Plan, "Preservation of this environmentally sensitive area was a primary reason for incorporating." Environmental considerations are also an important factor in community attitudes toward potentially annexing the sphere of influence area to the south of the present city limits.

Calabasas residents believe that their community's natural environment is in better condition than that of the Los Angeles metropolitan area in general, and the San Fernando Valley in particular. Calabasas residents express an affinity for the Santa Monica Mountains and the attributes of its environment -- natural hillsides and open ridgelines, oak woodlands, riparian streams, and wildlife habitats and wildlife movement corridors -- along with a strong desire to protect that environment.

More than simply expressing an affinity for the area's natural environment, many Calabasas residents see themselves as defenders of that environment. The destruction that occurred as open lands and the natural environment made way for urban development are obvious to Calabasas residents, and the community is struggling to define a better way of managing its environment and creating an equilibrium between natural and manmade systems.

Protecting the area's remaining natural hillsides and ridgelines, as well as preserving remaining open lands in their natural state are important concerns of area residents. However, the view of environmental issues identified in the early portions of the Calabasas General Plan program is a broad one, extending beyond the community's immediate physical environment to other issues such as water resource conservation, solid waste management, night sky and glare considerations, air quality and energy conservation. This broad view of the environment also extends geographically, and is reflected in the community's participation in regional planning and visioning programs, including programs that only indirectly affect the City of Calabasas.

During the public participation process, a number of issues and characteristics were identified as being important to the community. The General Plan Advisory committee then evaluated and rated each issue, according to how critical they were. The rating system also identified whether the issue needed to be addressed now, or if an issue would be more appropriately addressed at some point in the future.

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Issues and community characteristics related to the environmental responsibility theme are listed below. Following each issue is the General Plan Advisory Committee's rating for that issue.

Current, Critical

- Preservation of Open Space
- Preservation of the Rolling Hills
- Preservation and Enhancement of Scenic Corridors
- Preservation of Open Ridgelines
- Preservation of Oak Trees
- Protection of Local Creeks
- Establishment and Maintenance of Wildlife and Migration Corridors
- Transportation Demands versus the Desire to Keep Scenic Corridors Scenic

Current, Moderate

- Establishment of a Regional Trails System
- Mitigation of Geologic and Slope Stability Hazards
- Installation of a City Recycling Program
- Protection from Fire Hazards
- Community Concerns about Hazardous Wastes

Future, Critical

- Clean Air

Future, Moderate

- Mitigation of Noise
- Impacts of the Landfill on the Community
- Preservation of the Area's Dark Night Sky

No Consensus

- Beautification of Streets

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The Environmental Responsibility theme and related issues lead to three basic requirements for the Calabasas General Plan:

- Recognize the area's natural environment as a key community asset, and establish a system wherein the natural environment will be protected not only as an amenity for the developed portions of the City, but also because of a sense of responsibility and commitment to environmental quality.
- Limit new development to that which is consistent with the preservation of remaining open spaces and protection of the natural environment.
- Establish management programs to ensure that Calabasas becomes a "sustainable community," recognizing limitations on natural resources such as energy and water, and living within those limits.

B. LOCAL MANAGEMENT AND CONTROL OF CALABASAS' FUTURE

The Calabasas General Plan represents the City's commitment to take responsibility for managing its own future, and to guide the type, amount, and location of development in a manner consistent with local social values -- to preserve the beauty and natural environment of the area, to ensure the adequacy and integrity of services and facilities, and to protect and enhance the quality of life of its citizens.

Much of the history of Calabasas reveals the desire and need to establish local control over the community's destiny. The high level of civic involvement exhibited by area residents and the activities of area homeowners' associations are reflective of the past efforts to assert local social values, and to have consideration of the environmental protection and the impacts of growth on local neighborhoods incorporated into the development review process.

Without the local control and ability to manage daily community affairs that are afforded to cities, development decisions were made by Los Angeles County that did not necessarily reflect local social values or the long-term commitment needed to adequately protect the area's environment and quality of life. Area residents, individual homeowners' associations, and the Federation of Las Virgenes Homeowners' Associations became actively involved in civic affairs and the County's development review and planning processes. In discussing the lessons that were that were learned from the events of the past (see Appendix F), General Plan Advisory Committee members expressed the message that only through concerted, joint action could local residents be effective in inserting community values into the review of development.

The theme of local management and control is expressed in the high level of involvement that Calabasas residents have in the formulation of community policy. The formation of a General Plan Advisory Committee ensures that the Calabasas General Plan and the policies it sets for the city's development review process are reflective of community social values. In addition, Calabasas has established numerous citizen advisory committees to grapple with specific issues and areas of interest. These committees include citizen

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advisory such as traffic and transportation, environmental standards, and health and wellness, among others. The result is a community-based planning system to help the city refine its vision, and to make it responsive to the needs of its citizens.

Concurrent with an understanding of the need for local management and control of the daily affairs of the community is an awareness that, even after establishing Calabasas as a city, decisions made by outside agencies can and will have far reaching implications for the future of Calabasas. Thus, in discussing many varied issues, Calabasas residents indicate the need for involvement in the decision-making processes of other governmental agencies. By participation in the decision-making process of the jurisdictions, the City can ensure that Calabasas' interests are recognized in the review of development projects, and that projects by other jurisdictions such as Los Angeles County, Ventura County, City of Los Angeles. As a result, projects are not approved by these and other agencies at the expense of Calabasas residents.

Calabasas residents recognize that there may be environmental and other benefits that offset the impacts of a development project, such as was the case for the Micor project. However, it is an important principle that, if a development project will create impacts across municipal boundaries, that appropriate environmental and other offsets be provided across those same boundaries. A key factor of the local management and control is that the relationship and benefits associated with impacts of new development must be offset by project-related benefits *within each of the jurisdictions in which the impacts will be experienced.*

Specifically, the impacts of new development must be offset by benefits within the jurisdictions in which the impacts will be experienced.

Issues and community characteristics related to the local management and control of Calabasas' future theme are listed below. Following each issue is the General Plan Advisory Committee's rating for that issue.

Current, Critical

- Retention of Local Land Use Control
- Desire to preserve distinct separation from the County of Los Angeles
- Regulate commercial uses to protect Lifestyles in the Area
- Local Circulation Needs vs. Regional Circulation Demands
- Continue to Keep Through Traffic Off Residential Streets
- Carrying Capacity of Streets, Sewers, Water and Schools and the Impact on Future Growth

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Current, Moderate

- Access to Ocean and Related Regional Traffic Impacts
- Local Control over Local Taxes
- Improve Circulation Communitywide

Future, Moderate

- Maintaining Strong Community ties to Monte Nido, Cold Creek Canyon, and Agoura Hills
- Expansion of City boundaries into Sphere of Influence
- Need to Protect Privacy of Individual Residence this need may vary by area
- Housing Issues -- Need for Elderly or Low/Moderate Income Units

The Local Management and Control theme and related issues lead to four basic requirements for the City's General Plan:

- Formulating a clear set of rules by which development proposals will be reviewed, including specific performance standards which describe the City's expectations of the type, quality, and responsibilities of new development;
- Developing a program for working with residents of the City's sphere of influence toward mutually acceptable land use plans and regulations as a means of pursuing annexations, ensuring needed environmental protection and open space preservation, and allowing future development to occur in a manner consistent with local social values. This program also needs to review the potential for extending municipal services into the sphere area.
- Founding a basis for the City of Calabasas to cooperate and work with surrounding jurisdictions toward the establishment of development review systems that equitably distributes both the benefits and impacts associated with a project.
- Framing a system by which, as Calabasas matures as a City, the voice of its citizens in intergovernmental matters becomes stronger, and which establishes the City as a leader in exploring new mutually beneficial cooperative ventures with neighboring communities.

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C. COMMUNITY IMAGE

Calabasas residents have a heightened awareness of the City's identity and image, perhaps because of the high profile battles with Los Angeles County and early incorporation attempts that preceded Calabasas' actual incorporation, as well as the high profile developments that are currently being considered in surrounding jurisdictions for example the Ahmanson Ranch, and the expansion of the Soka fault. The community image theme has many components, including the community's identification with the area's natural environment and remaining open lands which was discussed as part of the Environmental Responsibility theme. Other components include community fragmentation and "sense of community", design features, traffic, and municipal services.

Community image issues largely revolve around the destruction of the natural environment that has occurred in the past, and the need for better management of open space preservation and environmental protection in the future. Visually, the General Plan study area contains some of the most scenic and diverse topography in the region. The beauty of its oak studded hillsides, peaks, ridgelines, and riparian woodlands combine to create a feeling of openness that is at the heart of Calabasas' image and character as small town/rural. The natural oak studded, grassy hillsides found throughout the community are, along with beaches and the Golden Gate Bridge, the essential image of *California*.

The Calabasas Community Survey revealed that a significant number of Calabasas residents view their community as either highly fragmented and having a low sense of community (31 percent) or as being somewhat fragmented with a moderate sense of community (60 percent). The survey also revealed that many residents felt that it was important for the City to adopt policies to strengthen the identity of Calabasas as a *unified community*. This component of the Community Image theme is also expressed in a desire for establishing both indoor and outdoor community gathering places. This was also sometimes expressed as a concern over the predominance of gated communities within Calabasas, although residents of gated communities were just as likely as residents of non-gated communities to support the need for community unity.

Scenic beauty and the design of new development within the Calabasas General Plan study area is a pervasive issue. Positive elements of Calabasas' image include: rural and open space areas (open ridgelines, natural hillsides, oak woodlands, canyons and riparian areas); the small scale of most existing development; quiet, peaceful family neighborhoods; Old Town Calabasas and its early California architecture; rural scenic corridors, and Calabasas Parkway.

Development over the past years has, however, created several negative elements identified by area residents as including: non-descript, tacky architecture in new developments; tract housing that has destroyed natural hillsides; development along ridgelines; proliferation of signs and billboards along the freeway; and the high intensity, large scale of commercial development along Las Virgenes Road at Agoura Road, Calabasas Road between Park Granada and Parkway Calabasas, as well as auto dealerships.

COMMUNITY ISSUES

"Mansionization" was raised in several instances as part of the Community Image Theme. Efforts to define the mansionization issue revealed the following specific concerns: houses that were too large for their lots, especially in instances where small, narrow hillside lots were previously approved by and recorded within County jurisdiction; lack of setbacks and landscaping along street frontages; insensitive grading and destruction of hillsides to create development pads; and location of large homes along ridgelines. As one participant in community participation efforts stated, "too many of these homes were designed to look from with no concern as to what we would be looking at."

Traffic is a pervasive concern in Calabasas, and is largely created by sources outside of the City. Traffic concerns were rated by Calabasas residents as being of significant concern in the community survey. Particular traffic concerns focused on through traffic and congestion along Mulholland Highway and Las Virgenes Road.

Through traffic within Calabasas is infringing on the area's quiet, peaceful character, and is a continuing reminder to residents of the urbanization they sought to leave when they came to Calabasas. The Cal Poly Foundation Planning Document identifies Calabasas as a "Gateway Community" because it sits at the entry to the Santa Monica Mountains National Recreation Area and to State Parks. Calabasas "acts as a regional linkage in several critical aspects," including east-west linkages along the Ventura Freeway, and north-south linkages along the Las Virgenes Road - Malibu Canyon corridor. Congestion along the Ventura Freeway has resulted in commuters searching for alternatives through Calabasas along local streets. This through traffic has not abated, even after the completion of freeway widening and interchange improvements. In addition, current development proposals within the unincorporated portions of Los Angeles and Ventura counties threaten to further exacerbate the situation.

In general, Calabasas residents enjoy and demand a high degree of municipal services which are provided through the City, as well as the County, special districts, and private contracts. Fire protection, police protection, animal control, and trash collection services were given particularly high satisfaction ratings in the community survey. Although Calabasas residents indicate a high degree of satisfaction with life in the community, the adequacy of several services are of concern. In particular, Calabasas residents are concerned with a lack of local parks and recreational opportunities. Library services and services for seniors were also of concern.

Issues and community characteristics related to the community image theme are listed below. Following each issue is the General Plan Advisory Committee's rating for that issue.

Current, Critical

- Change in the Character of the Community from rural settlements and a small town character to a more urban environment.
 - Construction of Commercial Uses.
 - Construction of Multiple Family Uses

COMMUNITY ISSUES

Current, Critical (Cont'd)

- Views of Billboards, Signs, Poles and Car Dealerships from the Freeway
- Regulate commercial uses to protect Lifestyles in the Area (*Current, Critical*)
- Permitted Residential lot coverage and permitted commercial intensity and building height may be too High
- Need for Architectural Design Guidelines
Commercial Uses
- Low Crime Rate

Current, Moderate

- Commercial Parking on Residential Streets
- Improve Circulation Communitywide
- Efficient Transit

Future, Critical

- Change in the Character of the Community from rural settlements and a small town character to a more urban environment.
Construction of Commercial Uses.
Construction of Multiple Family Uses
- Maintaining Physical Separation of Housing Types
- Poor Design of Freeway Bridges

Future, Moderate

- Expand protection of the old town Calabasas Image (rural character) to areas west of Parkway Calabasas
- Need to Protect Privacy of Individual Residence this need may vary by area
- Need for an (Outdoor) Public Gathering Place(s)
- Need for an (Indoor) Public Gathering Place(s)
- Burden of Parks on Adjacent Residences
- Need for Architectural Design Guidelines
Residential Uses

COMMUNITY ISSUES

Future, Moderate (Cont'd)

- Wider Bike Lanes for Safety
- Better Road Maintenance
- Quality of the Local Schools

Past

- Protecting and Enhancing the Old Town Calabasas Image

No Consensus

- Ensuring Continued Availability of Recreational Opportunities
- Senior and Youth Oriented Services and Facilities

The Community Image theme and related issues lead to four basic requirements for the Calabasas General Plan:

- Recognize the scenic beauty afforded by Calabasas natural environment, and formulate design guidelines and development policies which will ensure the preservation of the area's natural beauty.
- While recognizing physical differences in various portions of the community and allowing for variations in housing and/or land use between these areas, formulate policies and programs to enhance a unified identity as the *City of Calabasas*.
- Define the desired character of development within Calabasas, and translate that character into clear guidelines for the physical form and design of new development.
- Review the concept of Calabasas as a Gateway Community". While the City will continue to physically function as a regional linkage for east-west and north-south traffic along primary highway corridors, the General Plan must define the extent to which the gateway function will be emphasized or resisted in specific locations and along specific roadways in the future.

COMMUNITY ISSUES

D. COMMUNITY VISION

VISION OF CALABASAS: 1992

As part of the Calabasas Visioning Charette, participants were asked to collect photographs that illustrated how they see their community. Some of the pictures describe positive aspects of the community; others illustrate more negative attributes. However, together they create a Vision of Calabasas as it exists in 1992.

COMMUNITY ISSUES

COMMERCIAL AND HISTORIC DEVELOPMENT



January 11, 1993

COMMUNITY ISSUES

COMMERCIAL AND HISTORIC DEVELOPMENT



January 11, 1993

COMMUNITY ISSUES

COMMERCIAL AND HISTORIC DEVELOPMENT



January 11, 1993

COMMUNITY ISSUES

HOUSING



January 11, 1993

COMMUNITY ISSUES

HOUSING



January 11, 1993

COMMUNITY ISSUES

HOUSING



January 11, 1993

COMMUNITY ISSUES

RECREATIONAL AND PUBLIC FACILITIES



January 11, 1993

COMMUNITY ISSUES

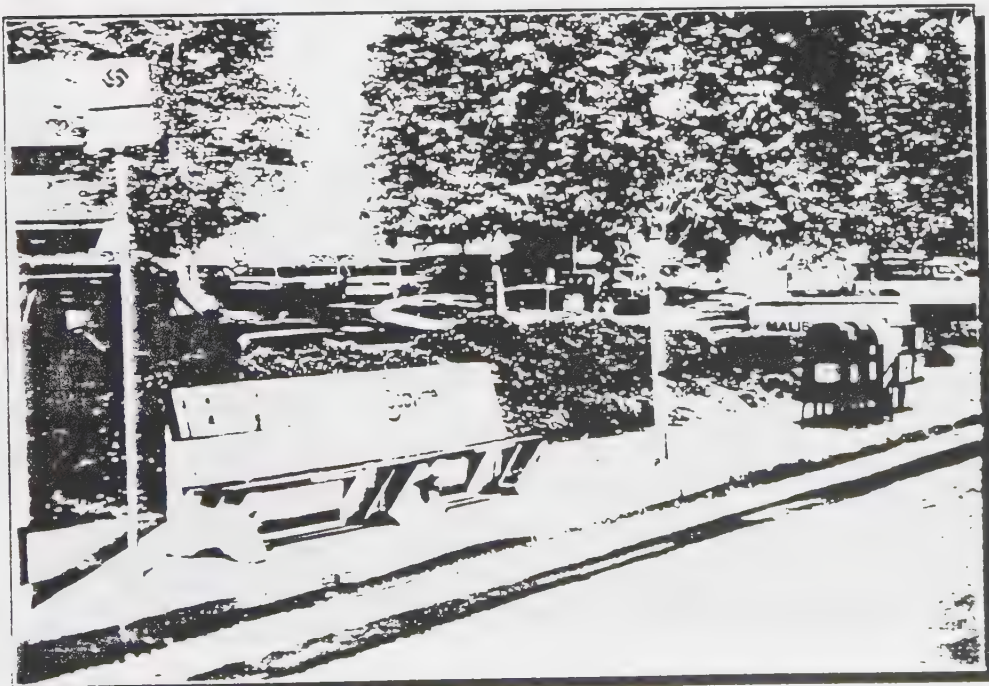
RECREATIONAL AND PUBLIC FACILITIES



January 11, 1993

COMMUNITY ISSUES

RECREATIONAL AND PUBLIC FACILITIES



January 11, 1993

COMMUNITY ISSUES

ENVIRONMENTAL SETTING



January 11, 1993

COMMUNITY ISSUES

ENVIRONMENTAL SETTING



January 11, 1993

COMMUNITY ISSUES

ENVIRONMENTAL SETTING



January 11, 1993

COMMUNITY ISSUES

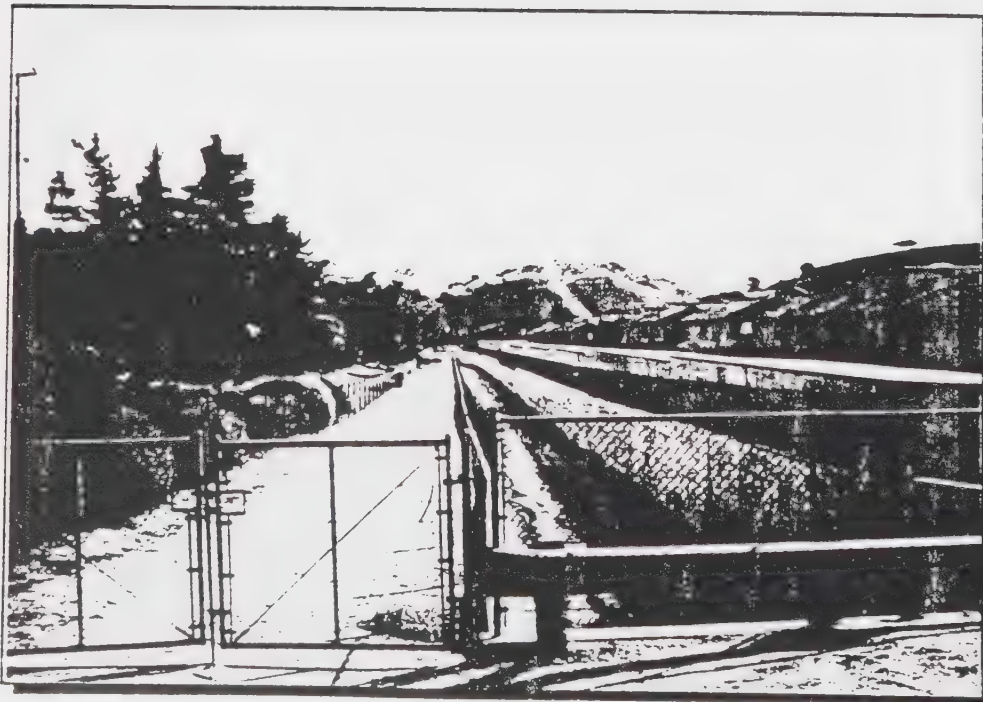
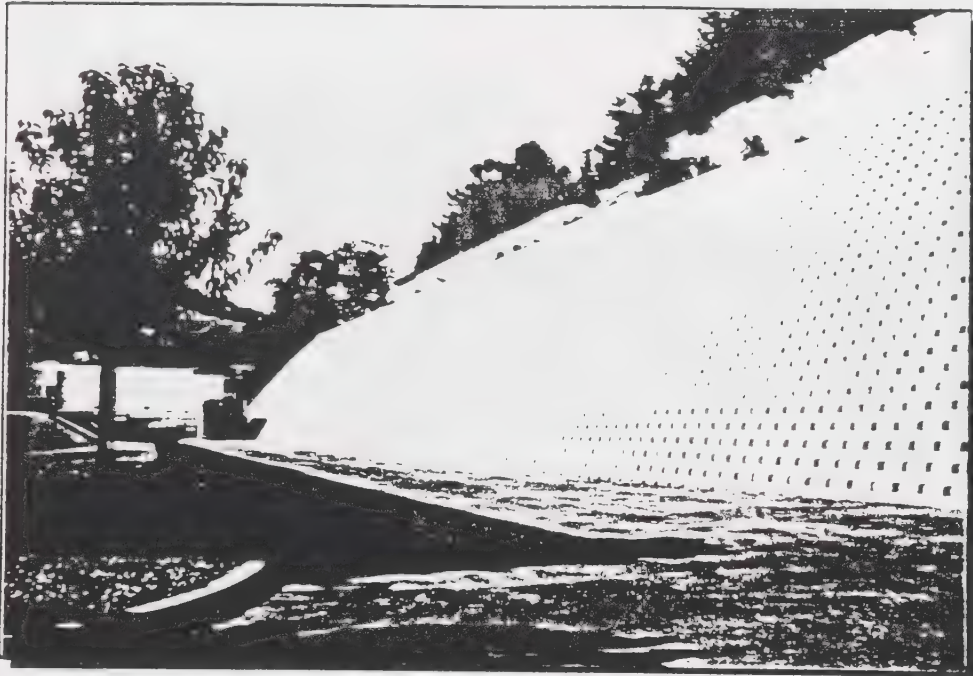
ENVIRONMENTAL HAZARDS AND MITIGATION



January 11, 1993

COMMUNITY ISSUES

ENVIRONMENTAL HAZARDS AND MITIGATION



January 11, 1993

COMMUNITY ISSUES

VISION OF CALABASAS: 2012

At the last General Plan Advisory Committee meeting, committee members defined their vision of Calabasas in the year 2012. Keeping in mind the issues, how the committee prioritized them, and suggestions for resolving the issues, committee members wrote headlines for a fictitious newspaper. These headlines describe what the committee members would like to read in their morning paper in the year 2012.

COMMUNITY ISSUES

TRANSPORTATION

Calabasas City NEWS

Vol. 21, No. 4

"Cherishing Its Environment, To Plan the Future"

Friday, May 13, 2012

HIGHLIGHTS

PARK 'N' RIDE WORKS:

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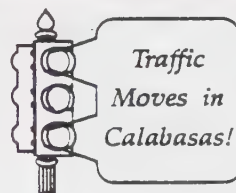
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Crossword Puzzle	4
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RED LINE MONORAIL SYSTEM EXTENDED ALONG HWY. 101

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CITY TRANSIT SYSTEM REDUCES NEED TO DRIVE

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III. COMMUNITY DEVELOPMENT AND DESIGN



COMMUNITY ISSUES

III. COMMUNITY DEVELOPMENT, DESIGN, AND RELATED ISSUES

A. POPULATION

POPULATION GROWTH CHARACTERISTICS

Past Growth Trends. Rapid growth has characterized western Los Angeles County over the past decade. By 1990, the population of Calabasas and its surrounding sphere had reached 20,671¹. Three census tracts and six block-groups are located within the City.

Table III-1
Calabasas Census Locations

Census Tracts	Block-Groups
8001.00	1, 8, 9
8002.00	1, 9
8003.01	9

Source: Urban Research Associates,
November, 1992.

Growth Projections. A continuation of recent growth trends points to an average annual population growth rate of at least three percent. At such a rate the population of Calabasas and its surrounding sphere would reach 27,771 by the year 2000.

POPULATION GROWTH ISSUES AND PROGRAM OPTIONS

What is an appropriate buildout population and development intensity for the City? To what extent is the City willing to regulate future growth?

The City has a number of options with regard to policies that establish the intensity of General Plan study area buildout and annual growth rate, as well as with regard to the manner which will regulate new development. They include:

- Ensure that General Plan policies will yield the types of development consistent with local community values. In addition, establish an annual growth rate cap based on Statewide growth, historical trends, or availability of municipal services and facilities.

¹ This number is based on the 1990 Census. Previous City documents used a population figure of 26,910, which was based on the number of registered voters, and was established upon incorporation pursuant to State law. The 1990 Census figure used in this document is considered to be a more accurate population figure; however, the higher population figure will continue to be used as the basis for State subventions through the City's first eight years.

COMMUNITY ISSUES

- In lieu of an annual growth rate, ensure that General Plan policies will yield the types of development consistent with local community values. Establish performance standards for the adequacy of infrastructure and municipal services and facilities, and allow growth that conforms to General Plan policies (such as environmental protection) to occur at a rate consistent with those standards.
- Identify the minimum development intensity that could be legally applied to existing open lands within the General Plan study area, and reflect those intensities on the General Plan Land Use map.
- Define future land use intensities based on the carrying capacity of the land in a manner consistent with local community values.
- Identify the minimum development intensity that would be feasible given reasonably foreseeable market conditions and that would also be consistent with environmental protection needs, and reflect those intensities on the General Plan Land Use map.
- Revise General Plan land use intensities within currently developed areas to reflect existing land uses.
- Allow for intensification of existing development in certain specified areas where local traffic improvements can be provided concurrently to ensure no net decrease in roadway levels of service, and where such intensification can provide increased municipal revenues without increasing impacts on surrounding neighborhoods.
- Establish development restrictions and requirements equivalent to those existing in the Los Angeles County General Plan prior to incorporation, and ensure that these restrictions and requirements are enforced.
- Maintain the development intensities similar to those shown on the Los Angeles County General Plan Land Use map prior to incorporation, and prepare stricter policy-based development restrictions and requirements than those that existing under County jurisdictions.
- Designate as permanent open space on the General Plan Land Use map all parcels within "density controlled" subdivisions that were set aside and not developed as a trade-off for smaller parcels in other portions of the development site.
- Designate as open space on the General Plan Land Use map only those parcels that are owned by public agencies or private entities that are clearly committed to permanent open space through natural or active park use, or that have open space deed restrictions or easements.

January 11, 1993

COMMUNITY ISSUES

POPULATION CHARACTERISTICS

In general, people of the community describe Calabasas as a City with a diverse population. However, the following statistical evidence points to socially and economically homogeneous population.

Race. The ethnic/racial composition of the Calabasas population is predominantly White/Non-Hispanic. 87.6 percent of the population falls into that category, while 6.4 percent is classified as Asian and 4.3 percent as Hispanic (all races).

Income. The median household income in Calabasas and its surrounding sphere in 1990 was \$66,421 compared with the median income for Los Angeles County which was \$34,965.

Age. The population of Calabasas is dominated by young adults and families with children. The median age of residents in Calabasas and its surrounding sphere in 1990 was 32.6. The two largest age cohort groups are 40-49 and 20-29.

POPULATION CHARACTERISTICS ISSUES AND PROGRAM OPTIONS

Should the City take active steps to encourage the development of a more socio-economically diverse community?

The City has a number of options relative to creation of a more socio-economically diverse community than presently exists. They include:

- Undertake an aggressive program to increase the percentage of dwelling units affordable to low, moderate, and middle level income households.
- Undertake programs to provide additional dwelling units affordable to low, moderate, and middle level income households at levels with the requirements of the Regional Housing Needs Assessment prepared by the Southern California Association of Governments.
- Continue to allow the real estate market to continue determining the socio-economic composition of the City.
- Recognize Calabasas as an upper-end community with significant environmental and traffic constraints, and undertake only such housing programs, if any, as are consistent with those constraints, even if it means risking a legal challenge to the City's General Plan Housing Element.

COMMUNITY ISSUES

B. HOUSING

HOUSING UNIT CHARACTERISTICS

Unit Type. There were 8,864 housing units in the Calabasas Sphere of Influence in 1990. Three-quarters of the units were single family residences, attached and detached. Only nineteen percent of the units were multiple family dwellings.

The building boom of the 1980s led to a significant increase in the number of higher-density condominiums and apartments. Apartment construction was concentrated during that time in two areas: Malibu Canyon and the area south of the freeway and east of Lost Hills Road.

Tenure. Over 76 percent of the housing units in the general plan study area are owner-occupied, compared with 48.2 percent for Los Angeles County.

The proportion of renter-occupied housing has grown significantly in recent years. Of the 3,008 housing units built during the period 1985 to 1990, 1,274 units or 42.4 percent were occupied by renters in 1990. That compares with a renter-occupied proportion of 11.9 percent for housing units constructed prior to 1985.

Vacancy. Housing unit vacancy in the Calabasas area is nearly twice that of Los Angeles County. In 1990, 9.6 percent of the units in the sphere were vacant, compared with a 5.5 percent rate for the County. Single family homes had a slightly higher vacancy rate, 9.5 percent, while multiple family housing units had an average vacancy rate of 8.5 percent.

Age of Units. Housing in the Calabasas general plan study area is relatively new. Only seven percent of the units (625 units) are over 30 years old.

Condition of Units. Housing throughout the community is well-maintained and exceeds minimum habitability standards. Although in some of the older, rural areas, quality is variable. In those parts of the community, older units, some in need of repair, may be interspersed with more recently constructed units.

Thirty years is often regarded as the age when major repairs become more likely or obsolescence begins to set in. As of 1990, 625 units were more than 30 years old. By the year 2000, that number will increase by 1,574 to a total of 2,199.

Affordable Units. Past efforts by the County have produced approximately 275 affordable housing units.

COMMUNITY ISSUES

HOUSING UNITS ISSUES AND PROGRAM OPTIONS

What is the appropriate range and mix of housing types for the City?

The City has a number of options regarding the future range and mix of housing types. They include:

- Maintain approximately the same mix of housing types and densities in the future as currently exists.
- Place a greater emphasis on the development of clustered housing developments as a means of preserving open space lands. As a trade-off for the provision of greater amounts of open space, permit increased densities within those remaining areas that are permitted to develop.
- Place a greater emphasis on the development of clustered housing developments as a means of preserving open space lands, but do not permit increased densities within those remaining areas that are permitted to develop.
- Identify appropriate locations and increase the proportion of small lot single family, attached single family, and multi-family developments as a means of increasing the community's range of housing types.
- Reduce residential densities to place a greater emphasis on large lot single family development.
- Undertake an aggressive program to increase the percentage of dwelling units affordable to low, moderate, and middle level income households.
- Undertake programs to provide additional dwelling units affordable to low, moderate, and middle level income households at levels with the requirements of the Regional Housing Needs Assessment prepared by the Southern California Association of Governments.
- Develop restrictions or limitations on the development of new gated communities.
- Develop regulations setting a maximum size for new housing units in relation to the size and steepness of development sites.
- Continue to allow the real estate market to determine the housing mix of the City.
- Recognize Calabasas as an upper end community with significant environmental and traffic constraints, and undertake only such housing programs, if any, that are consistent with those constraints, even if it means risking a legal challenge to the City's General Plan Housing Element.

COMMUNITY ISSUES

HOUSING COSTS CHARACTERISTICS

Housing Purchase Cost. Owner-occupied housing in the Calabasas general plan study area is expensive. According to the 1990 census the median cost of a single family home was \$450,000, more than double the Los Angeles County median of \$223,800.

Pending development proposals emphasize upscale single family and custom home sites and apartments. This points to continued expansion at the upper and lower ends of the Calabasas' housing market.

Housing Rental Cost. Monthly renter costs, while higher than in the adjacent San Fernando Valley, are less skewed toward the upper end than are owner costs. The median monthly rent in 1990 was \$925 compared with median monthly owner costs in excess of \$2,000. Despite high housing costs in the community, housing affordability is not a major concern for most Calabasas households. However, the lack of support in the community for additional higher density housing, may make it difficult for the City to provide affordable housing and to meet its share of the regional need for low and moderate income housing.

HOUSING COSTS ISSUES AND PROGRAM OPTIONS

How will the City meet affordable housing requirements established pursuant to State Housing Element law?

The City has a number of options as to the manner in which it addresses affordable housing requirements. They include:

- Undertake programs to provide additional dwelling units affordable to low and moderate income households at levels consistent with the requirements of the Regional Housing Needs Assessment prepared by the Southern California Association of Governments.
- Recognize Calabasas as an upper end community with significant environmental and traffic constraints, and undertake only such housing programs, if any, that are consistent with those constraints, even if it means risking a legal challenge to the City's General Plan Housing Element.

HOUSEHOLD CHARACTERISTICS

Household Type. Calabasas mirrors Los Angeles County in the proportion of households consisting of couples with children. Calabasas has a higher proportion of households consisting of couples without children, and lower proportions of single-parent and single-individual households.

Household Size. The average household size in Calabasas, at 2.57 persons per household, is substantially smaller than the 2.90 average for all of Los Angeles County.

Education. The Calabasas population is generally well educated. According to the 1992 Community Attitude Survey, 74.1 percent of all responding households contain at least one member with a college degree.

COMMUNITY ISSUES

Household Income. Calabasas has a high median annual household income of \$66,421. Nearly one-third of all households earn more than \$100,000 per year. Yet the city also is home to a substantial number of low and moderate income households, with 12.9 percent of all households earning less than \$25,000 per year.

Single Parent Households. The 1990 census identified 441 single-parent households in the Calabasas area or 5.6 percent of the total. Of those, 397 were headed by females and 44 by males. Female-headed households tend to have lower incomes than male-headed households, thus limiting housing availability for this group.

Large Households. A second category of special-needs households involves large families and the related issue of overcrowding. Large households occur infrequently in Calabasas, where 92.2 percent of all households contain 4 or fewer persons.

Elderly Households. Calabasas is still a relatively young community. The total population over age 65 in 1990 was 1511. This accounts for 7.3 percent of the total population, with the 55 to 64 population accounting for another 8.5 percent.

Because the 1990 census indicated a relatively small number of residents aged 50 or older and a much larger population aged 40 to 49, a major increase in the over-65 population is not likely to occur until the after the year 2005.

Disabled Persons. According to the 1990 census, 426 residents of Calabasas and its surrounding sphere are handicapped due to mobility or self-care limitations. This represents two and one-half percent of the total population over age sixteen. Not surprisingly, the percentage of individuals with mobility and self-care limitations is substantially higher among older residents.

Low-Income Households. The Calabasas share of the regional housing need will not be established until the next Regional Housing Needs Assessment is completed by SCAG in 1993 at the earliest. However, it is possible to arrive at a rough estimate of existing low-income housing need by applying a methodology similar to that published by SCAG in the 1988 Regional Housing Needs Assessment. Using this methodology and data from the 1990 census, the existing need for low income households in Calabasas would be 788 households or 9.8 percent of the 8,014 occupied housing units.

According to the 1990 Census, approximately 12.9 percent of all households in Calabasas were low and moderate income, earning less than \$25,000 a year. For housing units to be affordable to these residents, no more than 30 percent of their household income could be spent on housing. This would restrict rent or mortgage payments to no more than \$625 a month for those households earning \$25,000 a year. Just under 7 percent of the rental housing units and 12 percent of the homes in Calabasas cost \$625 or less. However, for homeowners, it is likely that mortgage payments below this amount are for homes purchased 15-20 years ago and are not an indication of the number of homes affordable to low and moderate income residents.

COMMUNITY ISSUES

Farmworker Households. Housing for farmworkers is not a serious issue in Calabasas. Farmworkers comprise only 1.2 percent of the resident work force in the community. Based on that figure, the number of farm worker households is estimated to be less than 100.

Homeless Population. In the attempt by the 1990 census to count the "street" homeless, no homeless persons were identified within the area occupied by Calabasas. This does not mean that homelessness is completely absent from Calabasas and its sphere. No dependable estimate exists for the number of Calabasas residents needing emergency shelter over the course of a year. There are no shelters in the Calabasas vicinity, although several exist in the San Fernando Valley. One recent study of a community roughly comparable to Calabasas suggested an annual need for emergency shelter equivalent to one person for every 2,000 in the population. For Calabasas, that would equate to approximately ten needy persons.

HOUSEHOLD CHARACTERISTICS AND
SPECIAL NEEDS HOUSING ISSUES

How does the City plan to address the housing needs of the special needs populations within the City?

The City has a number of options relative to meeting the housing needs of identified household groups. They include:

- Provide an aggressive program of density bonuses, land cost write-downs, and/or expedited processing for residential development that guarantee the provision of dwellings that meet the needs of identified household needs groups.
- Provide a moderate program of assistance to facilitate the provision of housing that meet the needs of identified needs groups pursuant to the requirements of State Housing Element law.
- Do not provide any programs to facilitate the provision of housing that meet the needs of identified needs groups, even if it means risking a legal challenge to the General Plan Housing Element.

HOUSING CONSTRAINTS

Governmental Housing Constraints. The City recognizes that officials report that housing permit requests are processed in a timely manner. Local concerns have been incorporated into the development review process through the adoption of the Scenic Corridor Ordinance and the Site Plan Ordinance. These ordinances have clarified community goals and eliminated timely processing delays experienced prior to incorporation of the City.

COMMUNITY ISSUES

The recent Community Attitude Survey identified strong 'slow growth' sentiments among a broad cross-section of residents. These sentiments may exert an influence on public policy and, if strict growth limitations are ultimately adopted, be defined by the State Department of Housing and Community Development as a governmental constraint to the provision of affordable housing.

Nongovernmental Housing Constraints. A more serious constraint on residential development are the steep slopes and sensitive environmental features found throughout much of the undeveloped land of the City and its surrounding Sphere, as well as existing traffic congestion problems. If development were to occur, it would very likely be at low densities. In some cases, steeper slopes may be unsuited for development even at low densities. Environmental constraints on future development also stem from the inclusion of the sphere within the borders of the Santa Monica Mountains National Recreation Area.

High land costs are also a significant contributor to non-governmental housing constraints within Calabasas.

HOUSING CONSTRAINT ISSUES AND PROGRAM OPTIONS

How will the City remove governmental and nongovernmental constraints to the development of housing in the City?

The City has a number of options related to the removal of governmental and nongovernmental constraints on housing development. They include:

- Ensure that policies, programs, and regulations related to environmental protection, the preservation of open space, urban design, municipal services and facilities, and other identified community issues are, in fact, necessary requirements, and do not unnecessarily increase the cost or decrease the future availability of housing.
- Formulate growth-related and environmental protection policies which are sufficiently clear so as to ensure that growth-related and environmental protection policies are equitably applied to proposed types of developments.
- Utilize available housing programs to minimize the impact of nongovernmental constraints (e.g. protection of sensitive environmental features, land costs).

COMMUNITY ISSUES

C. LAND USE

DEVELOPMENT PATTERN AND INTENSITY CHARACTERISTICS

Residential Uses. Residential land use development in Calabasas has followed a general east to west course since the 1960s. The easternmost part of the City experienced its most rapid growth in the 1960s and 1970s, but slowed noticeably during the 1980s. The central portion of the City west of Old Topanga, experienced substantial growth during the 1970s with even more rapid increases during the 1980s and 1990s. The western portion of the City, west of Las Virgenes experienced nearly all of its residential growth during the last decade.

Nonresidential Uses. Non-residential land use development is generally younger than residential development, having followed residential uses to the area.

Calabasas lacks a well-defined historical commercial core. Old Town Calabasas, located at the northeast corner of the City near Calabasas Road and Mulholland Drive, is home to some structures associated with 19th century overland travel. Although it is not located within the current City limits, Old Town is a focal point for the community.

Annexations. At the time of incorporation in 1991, the City occupied approximately 11.4 square miles. Subsequently, two annexations have received approval. One, the Micor property located east of Las Virgenes Road and north of Mulholland Highway, consists of approximately 1.5 square miles. The second is a small 6-acre parcel located along the western edge of the City north of the Ventura Freeway.

Approved Projects. Seven major new projects in the City and its environs are currently under development or awaiting approval. Completion of these projects, as proposed, would result in the construction of approximately 6,389 dwelling units and over 316 acres of retail, hotel, and office uses.

Community Character. Calabasas can be described as a partially built-out residential community with large areas of undeveloped land and open space.

Existing Land Use. Land uses in the City of Calabasas can be grouped into four general categories: residential, business, public facilities, streets, and vacant land.

Calabasas can be described as a partially built-out residential community with large areas of undeveloped land and open space. The City contains relatively little commercial or industrial land, a reflection on its residential character and the close proximity of built-up areas in the San Fernando Valley to the east.

COMMUNITY ISSUES

The following land use acreage have been identified for the City of Calabasas:

Table III-2
Land Use Acreage

	Acreage	Percent
RESIDENTIAL		
Single Family Residential	1,854	22.4
Multi-Family Residential	161	1.9
Mobile Homes	30	0.4
Total Residential	2,045	24.7
BUSINESS		
Retail	72	0.9
Office/Light Industrial	114	1.4
Total Business	186	2.3
Public Facilities	117	1.4
Streets and Roads	711	8.6
VACANT AND OPEN SPACE	716	8.6
Vacant Open Space	80	1.0
Undeveloped Land	4,414	53.4
Total Vacant	5,210	63.0
Total All Uses	8,269	100

Source: Urban Research Associates, November, 1992.

Office land use includes a minor amount of light industrial uses occurring in complexes largely devoted to service business and office functions. Vacant land, as categorized in this report, is distinguished from undeveloped land by evidence of grading, site preparation, or other disturbances. Undeveloped land may include incidental grazing activities. No significant commercial agriculture exists in the community.

Residential Uses. Residential development in Calabasas may be described as fragmented, due in part to the freeway and topographic barriers and the shortage of through streets.

Gated communities comprise approximately 496 acres (24.3 percent) of the residential land use, dominate the central portion of the City west of Old Topanga Canyon Road. They also occur at scattered sites in the hilly southeastern sections of the City.

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Large-lot custom homes and rural housing can be found along major roads throughout much of the hilly terrain in the southern portion of the study area.

Higher density apartments and condominiums occupy 161 acres, largely concentrated at four sites. These include the extreme eastern corner of the City near the intersection of Mulholland Highway and Mulholland Drive, in the northeast portion of the City along Park Granada Boulevard and Park Street near the Calabasas Inn, in the Malibu Canyon area along Las Virgenes Road north of the 101 freeway, and at Lincoln Malibu Meadows to the southwest along Las Virgenes Road.

Commercial and Industrial Land Uses. Retail, office, and industrial land uses occupy a small portion of Calabasas. Altogether, 186 acres or 2.3 percent of the City is in business uses. An additional 53 acres of offices occurs within the unincorporated portion of the Sphere north of the freeway in the vicinity of Parkway Calabasas.

Public Facilities. Public facilities in the City of Calabasas include city, fire district, school district, and water district properties. They occupy 117 acres or 1.4 percent of the City. There are four elementary schools, one middle school, one high school, and one continuation school. In addition, there is one city park found in the City of Calabasas.

CITY OF CALABASAS GENERAL PLAN:

COMMUNITY ISSUES

Existing Zoning. Zoning in the City of Calabasas has been adjusted from Los Angeles County. At the present time, land in the City is zoned as follows:

**Table III-3
Existing Zoning**

Zoning Category		Acres
A	Agriculture ¹	3,273 (39.6%)
C	Commercial	231 (2.8%)
CM	Commercial Manufacturing	12 (0.1%)
CPD	Commercial Planned Development	135 (1.6%)
MPD	Manufacturing Planned Development	32 (0.4%)
OS	Open Space	82 (1.0%)
R	Residential	929 (11.2%)
RA	Residential Agricultural	39 (0.5%)
RPD	Residential Planned Development	2,811 (34.0%)
RR	Resort and Recreation	14 (0.2%)
	Roads and Freeway	711 (8.6%)
Total		8,269 (100%)

Source: Urban Research Associates, November 1992.

¹ Residential uses are permitted in the existing Agricultural Zones.

Interagency Land Use Coordination. Agencies involved in land use issues likely to affect Calabasas or be affected by developments in Calabasas include:

State of California:	Malibu Creek State Park;
Department of Interior:	Santa Monica Mountains National Recreation Area;
Ventura County:	Ahmanson Ranch development;
City of Los Angeles:	Motion Picture and Country House;
County of Los Angeles:	Proposed projects in sphere of influence, including the potential Soka expansion, Malibu Terrace; and Continental Communities.

In the past incorporation efforts, the City has worked closely with the communities of Monte Nido, Cold Creek Canyon, and Agoura Hills.

Based on the zoning of vacant land, the build-out potential for residential uses within the City is 6,800 persons. Existing vacant and undeveloped land within the city limits zoned for agriculture will support an additional 5,300 persons, if developed to be maximum

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permitted by the zoning code. Land within the sphere of influence that is currently proposed for residential development would add another 4,645 persons. Based on a three percent per year growth rate, undeveloped residential land in Calabasas and its immediate sphere represents the equivalent of about a fifteen year supply.

Commercial land located in the City and northern sphere amounts to 239 acres. It is estimated that the existing and proposed commercial acreage is sufficient to meet the needs of a population of 27,000 persons. At three percent average annual growth, Calabasas would reach that figure in about ten years.

DEVELOPMENT PATTERN AND INTENSITY
ISSUES AND PROGRAM OPTIONS

To what extent does the City wish to retain its present land use pattern?

The City has a number of options related to its land use pattern. They include:

- Confine commercial and office uses to areas where they now exist and areas where commercial development has already been approved.
- Restrict the intensification of commercial and office development within existing developed areas.
- Allow for the expansion of commercial and office development into new areas where local traffic improvements can be provided concurrently to ensure no net decrease in roadway levels of service, and where such intensification can provide increased municipal revenues without increasing impacts on surrounding neighborhoods.
- Allow for intensification of existing commercial and office development in certain specified areas where (1) local traffic improvements can be provided concurrently to ensure no net decrease in roadway levels of service, (2) such intensification can provide increased municipal revenues without increasing impacts on surrounding neighborhoods, and (3) such intensification is consistent with General Plan policies related to urban design and environmental protection.
- Develop restrictions or limitations on the development of new gated communities.

How aggressive should the City be in affecting the pattern and intensity of growth within its Sphere of Influence, as well as in surrounding communities?

The City has a number of options in relation to affecting the pattern and intensity of growth in its Sphere of Influence and surrounding communities. They include:

COMMUNITY ISSUES

- Provide comments on proposed development projects within Los Angeles County, Ventura County, and surrounding communities as they are submitted to the City of Calabasas for review.
- Work with Los Angeles County on both the staff level and the City Council - Board of Supervisors level to convince the County to establish development standards and requirements within the City's Sphere of Influence that are equivalent to City standards.
- Work with surrounding jurisdictions on both the staff level and the City Council - Board of Supervisors level to establish basic principles for development review and mitigation of cross-jurisdictional impacts consistent with the concept that the impacts of new development must be offset by project-related benefits *within each of the jurisdictions in which the impacts will be experienced*.
- Establish a regional council made up of representatives of the City and County of Los Angeles; Ventura County; the cities of Calabasas, Agoura Hills, and Hidden Hills; and other agencies as appropriate to discuss and resolve issues of mutual concern, assist in the mediation of conflicts between jurisdictions, and pursue programs of mutual benefit.
- Work with groups such as the California Coastal Commission, Santa Monica Mountains Conservancy; area homeowners associations; and local environmental, public interest, and social service groups to forge coalitions to ensure that the impacts and benefits of new development in surrounding communities are equitably distributed between all affected jurisdictions.
- Pursue litigation in those instances where development proposed in surrounding communities would create impacts within the City of Calabasas without providing offsetting project-related benefits to Calabasas residents and businesses.
- Support the Santa Monica Mountains Conservancy in their pursuit to acquire identified properties even if it means establishment of a National Recreation Area headquarters at the site, along with related traffic impacts.
- Pursue joint land use planning efforts with residents of the City's Sphere of Influence to resolve their land use concerns and resolve municipal service provision issues, thereby facilitating annexation of sphere areas.

COMMUNITY ISSUES

D. COMMUNITY DESIGN

EXISTING CHARACTERISTICS

The Natural Environment. Community design deals with the image of a community, expressed through its physical environment. Calabasas' identity is based on the beauty of its natural environment, rolling hills, oak woodlands, scenic canyons, abundant wildlife, and overall rural character.

Scenic Features. Scenic features include the Calabasas Grade, Calabasas Ridge, Calabasas Creek, Malibu Creek and tributaries.

Significant Ridgelines. Significant ridgelines are found throughout the study area and are defined as those that visually dominate the surrounding landscape through their size, through the creation of a silhouette against the sky, and through their proximity to, and view from, existing development, or through their ecological, historical, or cultural importance.

Scenic Corridors. The City also identifies four scenic corridors: Mulholland Highway Scenic Corridor, Las Virgenes Scenic Corridor, Old Topanga Canyon Scenic Corridor, and the 101 Scenic Corridor.

EXISTING CHARACTERISTICS ISSUES AND PROGRAM OPTIONS

In addition to the Oak Tree Preservation Ordinance and the Scenic Corridor Ordinance, what actions should the City take to preserve the natural environment within and surrounding the City?

The City can take a number of actions related to protecting the natural environment, including:

- Formulate requirements that new development within sites containing significant environmental features be clustered, increasing the density of those portions of the site which are permitted to be developed in exchange for the permanent preservation of those features within individual development projects.
- Within the General Plan, identify features worthy of protection and preservation.
- Establish performance standards for the protection and management of significant natural features within the General Plan study area. Ensure that these performance standards are met in the review of individual development projects, and utilize them as "thresholds of significance" in the review of development projects pursuant to the California Environmental Quality Act (CEQA).

COMMUNITY ISSUES

- Initiate a program to purchase such development rights as may be attached to properties containing significant natural features to be funded through a community wide assessment.
- Initiate a transfer of development rights program to ensure the permanent preservation of significant environmental features in exchange for increased development density elsewhere in the City.
- Continue to pursue the protection of significant natural features by reviewing projects and placing appropriate conditions of approval on a project by project basis.
- Work with Los Angeles County to adopt environmental protection standards equivalent to those of the Calabasas General Plan for enforcement by the County within the City's sphere of influence.
- Implement additional measures to secure cooperation of surrounding jurisdictions to establish consistent environmental protection regulations are included in the Community Development portion of this document under the discussion of consistent development regulations.

EXISTING DEVELOPMENT AND DEVELOPMENT STANDARDS

Community Image. The development pattern, or image of the study area, is one of primarily low density, residential character with concentrations of commercial and office development adjacent to the freeway corridor. Commercial architecture creates a mixture of urban and semi-rural character.

Single Family Residential. Generally, two categories of single family development can be identified; the more traditional single family tract development and the rural custom home development. Many of the traditional residential tracts are private, gated communities surrounded by walls with only one to two main access roads. This pattern of development restricts inter-neighborhood connections and creates inwardly focused neighborhoods. These neighborhoods include full urban improvements and are usually characterized by elaborate entry statements, often with gates and guard houses.

Rural Residential. Rural residential development is located primarily in the study area's southern portion along canyons and in the hills. Architectural styles vary widely and landscaping is informal or natural. Recent additions to these areas are large, custom estate homes.

Multiple Family Residential. Multiple family residential development tends to be concentrated in the Malibu Canyon, Lost Hills, and eastern Calabasas Park area. For the most part, these developments are well planned, however, in the Malibu Canyon area few amenities exist and there is a lack of sufficient landscaping and setbacks from the street.

COMMUNITY ISSUES

Commercial and Industrial Development. Commercial/office/industrial development within the study area can be generally categorized into three types: freestanding and strip mall developments located along the 101 Freeway; business park uses along Agoura Road; and the Old Town commercial district.

Public and Quasi-Public Development. The development of public and quasi-public uses in the study area is characterized by a lack of concentration and focus. This is primarily due to the recent incorporation of the City and the absence of a civic center.

EXISTING DEVELOPMENT AND DEVELOPMENT STANDARDS
ISSUES AND PROGRAM OPTIONS

Should the City preserve the existing character of residential developments, or does the City want to take actions to change existing residential image?

There are several options the City can explore in relation to this issue. They include:

- Establish restrictions or limitations on the development of new gated communities.
- Develop techniques to promote the construction of a variety of housing types.
- Continue to permit residential development in compliance with existing codes and standards.

Should the City pursue development of a city core to serve as a focus for community activities?

Although the City does not currently have a central core, the City has a number of options in relation to this issues. They include:

- Identify and promote one central area for development as a "downtown". This area could include: a civic center, a community center or park, commercial and offices uses and multi-family development.
- Instead of promoting a single central core, identify and promote the development of several smaller locations throughout the City to serve as neighborhood "nodes". These areas could include: neighborhood shopping, offices and a park or school.
- Continue to function without identified urban spaces.

COMMUNITY ISSUES

SPECIFIC URBAN DESIGN ELEMENTS

Hillside/Ridgeline Development. Because of the City's unique terrain, hillside views help to create the character and identity of the community. Development on hillsides and ridgelines largely destroys the scenic value of these natural features and degrades the image of the City.

Small Lots. Under the control of Los Angeles County, hundreds of small "cabin" lots were approved throughout the Santa Monica Mountains. These lots were originally intended for vacation homes, and many were only 40 feet wide. In recent years, developers have begun to construct 4,000+ square foot homes on these tiny lots, dominating their surroundings and transforming the character of the area from rural to urban.

Freeway Corridor. Billboards and large commercial pole signs block views from the 101 Freeway corridor and stand in sharp contrast to the surrounding hillsides. The commercial area on Las Virgenes Road at Agoura Road has been identified as an area where a multitude of signs exist and create a negative image for the City.

City Entries. There are five major entrances to the City, however, only one at the corner of Mulholland Drive and Calabasas Road presents a significant visual entry statement into the City. This lack of concrete City boundaries has been a hindrance to creating an separate and unique identity for the City.

SPECIFIC URBAN DESIGN ISSUES AND PROGRAM OPTIONS

What types of actions is the City willing to take to regulate development within hillside areas?

The City has a number of options relative to managing and regulating hillside development, including:

- Identify the minimum development intensity that could be legally applied within hillside areas, and reflect those intensities on the General Plan Land Use map.
- Develop slope-density and/or slope-open space preservation formulas for implementation through the General Plan Land Use map and subsequent zoning regulations in a manner consistent with local community values.
- Designate as permanent open space on the General Plan Land Use map all parcels within "density controlled" subdivisions that were set aside and not developed as a trade-off for smaller parcels in other portions of the development site.
- Initiate a program to purchase such development rights as may be attached to current open hillside areas lands to be funded through a communitywide assessment district or other similar mechanism.

COMMUNITY ISSUES

- Continue to support regional efforts to preserve hillside open space lands.
- Formulate requirements that new development be clustered, increasing the density of those portions of the site which are permitted to be developed in exchange for the permanent preservation of open space and ridgelines within individual development projects.
- Initiate a transfer of development rights program to ensure the permanent preservation of current hillside open space lands in exchange for increased development density elsewhere in the City.
- Establish hillside design guidelines and hillside development requirements which maximize open space preservation within development sites, including regulations and guidelines for the following:
 - ▶ landform grading;
 - ▶ landform planting;
 - ▶ maximum heights for cut and fill slopes;
 - ▶ limitations on the use of retaining and crib walls;
 - ▶ maximum pad sizes based on slope;
 - ▶ rounding of the tops and toes of manufactured slopes to blend in with adjacent natural terrain.
- Prohibit development along major *and* minor ridgelines within the General Plan study area.
- Prohibit development along major ridgelines within the General Plan study area, and establish regulations to ensure that the top of structures that are constructed adjacent to ridgelines are kept a minimum distance below the ridgelines.
- Establish maximum height limitations for structures which might block views of major ridgelines based on protecting the viewshed from major vantage points within the community. Where such height limitations would prohibit economic use of the land, require, as a trade-off for obstructing views of ridgelines, the preservation of view corridors. For example, the City of Agoura Hills has adopted, as part of its zoning ordinance, restrictions on development above the 1,100' elevation line.
- Formulate and adopt requirements for the preservation of view corridors to protect views of major *and* minor ridgelines, as well as prominent hillside areas from major vantage points.

COMMUNITY ISSUES

- Continue to pursue the protection of natural hillsides and ridgelines by reviewing projects and placing appropriate conditions of approval on a project by project basis.

How will the City address the proliferation of "cabin" lots approved throughout the Santa Monica Mountains?

The City has a number of options as to the manner in which it addresses the issue of "cabin" lots. These include:

- Formulate and adopt regulations for the merger of substandard lots under the same ownership as a means of creating parcels that meet current lot width and depth requirements.
- Identify areas with substandard lots, and work with area landowners for the voluntary incorporation of a mutual benefit corporation which would:
 - ▶ purchase the lots in exchange for shares in the corporation;
 - ▶ merge the parcels and resubdivide them into parcels that meet current lot width and depth requirements; and
 - ▶ sell the resubdivided parcels and distribute proceeds to shareholders.
- Utilize the power of eminent domain to purchase areas with substandard lots, paying for such parcels with the proceeds of the sale of these areas after parcels have been merged and resubdivided.
- Utilize the power of eminent domain to purchase areas with substandard lots with City funds, merge and resubdivide these areas, and reimburse City expenses with the proceeds from the sale of these areas.
- Establish setback, height, and maximum dwelling unit size regulations to ensure that the size of dwelling units constructed on "cabin" lots is in proportion to the size of the parcel.
- Work with the Los Angeles County Health Department to establish minimum parcel sizes for the provision of septic tank sewage systems, which would effectively require the extension of sewer or merger of lots in order for development to proceed.
- Continue to pursue design review for the construction of homes on "cabin" lots by reviewing projects and placing appropriate conditions of approval on a project by project basis.

COMMUNITY ISSUES

What types of actions is the City willing to undertake to regulate signs along the Ventura Freeway?

The City has a number of options relative to managing signage along the Ventura Freeway, including:

- Adopt a sign ordinance which provides guidelines for the design of signs, restricts the height and size of new signs, prohibits new billboards and "pole" signs, limits freeway-oriented signage on buildings, and establishes a program to amortize non-conforming signs.
- Adopt a sign ordinance which provides guidelines for the design of signs, restricts the height and size of new signs, prohibits new billboards and "pole" signs, and limits freeway-oriented signage on buildings.
- Continue to review and approve signs pursuant to existing regulations on a case by case basis.
- Embark on an aggressive code enforcement program to remove existing illegal signs.
- Promote the use of Caltrans freeway service signs.

How should the City address the lack of visual entries to Calabasas?

The City has a number of options as to how it will address visual entries into the City. They include:

- Create a series of community entry statements at major entries to the City, including monuments and landscaping which is reflective of Calabasas' unique character.
- Create City entry signage which is reflective of the community's unique character at major and minor entries to the Calabasas.
- Create a distinctive design for street signs which is reflective of Calabasas' unique character, and replace existing signs.

COMMUNITY ISSUES

E. HISTORICAL AND CULTURAL RESOURCES

HISTORICAL AND CULTURAL RESOURCE CHARACTERISTICS

Historical Resources. There are several phases of history in the Calabasas study area: the pre-contact period of Native American settlement; the era of Spanish exploration; the Mexican rancho period; the Old West period; and modern times, when the Calabasas area became a recreational retreat, an outdoor set for films and television, and an artists' colony. There are a few structural reminders of the later periods, including Leonis Adobe and other buildings in "Old Town" Calabasas, Kennedy's Trout Pond, Saddle Peak Lodge, Warner Brothers Ranch, and several houses near Park Moderne.

Archeological Resources. There are 66 archeological sites recorded within the general plan study area. These sites consist of open-air settlements and rock shelters, temporary, special use sites and villages and span the time period from at least 3500 B.C. to the historic period.

Paleontological Resources. The study area is underlain by sedimentary and volcanic units. The two most recent geologic formations have a high potential for paleontologic sensitivity, that is, fossils are likely to be found in these rocks. Older geologic units have low and no sensitivity, due to their volcanic nature. There has been a great deal of fossil content found in the study area including ancient marine vertebrates and invertebrates, flora, and "Ice Age" animals".

HISTORICAL AND CULTURAL RESOURCES ISSUES
AND PROGRAM OPTIONS

To what extent should the City pursue historical and cultural resource protection programs?

The City has a number of options as to the manner in which historical and cultural resources are managed. They include:

- Continue to analyze development proposals on a project by project basis to ensure that development will not create significant impacts on historical and cultural resources.
- Formulate standards for the protection of historical and cultural resources and incorporate these standards into the development review process.
- Adopt specific design guidelines for Old Town Calabasas that are consistent with its historical character.

COMMUNITY ISSUES

- Adopt historic preservation/cultural resources policies and an historic preservation/cultural resources ordinance to ensure the preservation of remaining historic structures. As part of such a program, an historic preservation board or commission could be formed to review any proposed permits for demolition or rehabilitation/remodeling of historic structures, as well as to review all development permits within designated historic districts (e.g. Old Calabasas) for consistency with adopted historic preservation/cultural resources policies.

Does the City wish to keep the "Last of the Old West" as a community image?

The City has a number of options relative to the "Last of the Old West" image. They include:

- Pursue the "Last of the Old West" as a general community image, and reflect that image in community signage (e.g. entry monuments, street signs).
- Promote the "Last of the Old West" as an image specific to the Old Town area.
- Promote the "Last of the Old West" as the appropriate image for the Old Town area, and expand that image along Calabasas Road to the west of Parkway Calabasas.
- Do not pursue the "Last of the Old West" as a general community image, and utilize other images, such as the City logo in community signage (e.g. entry monuments, street signs).

COMMUNITY ISSUES

F. FISCAL MANAGEMENT

Demographic Support Base. Commercial and service businesses in Calabasas are sustained by the residents of the City and its southern sphere, along with portions of Hidden Hills. The population of that consumer base approximates 23,000, of which about 20,700 live within Calabasas and its Sphere of Influence. Some freeway oriented retail patronage comes from persons residing outside this area in western Los Angeles County and the western San Fernando Valley, although only a few businesses such as the auto dealerships draw from the larger market area.

LOCAL RETAIL SECTOR PERFORMANCE

Estimated Potential for Taxable Sales. The potential for taxable retail and service sales is estimated to be \$130 to \$145 million annually, although not all of that can be captured by local Calabasas businesses because of patterns of existing competition and the city's smaller size, which places it below the locational requirements for certain types of firms, such as department stores.

Net Outflow of Taxable Sales Potential. Overall, the city experiences between \$39 million and \$54 million annually in net outflows of taxable sales potential. That translates into a loss of \$390,000 to \$540,000 in sales tax revenues, a sum which approaches the amount of yearly property tax receipts.

Capturing Taxable Sales Potential. It would be misleading, however, to suggest that most of the net outflow of sales tax dollars could be retrieved if Calabasas only possessed a wider array of shopping opportunities. Shopping patterns can become ingrained and difficult to modify. Just as an example, the magnetism of certain regional malls remains strong and can last for decades.

LOCAL RETAIL SECTOR PERFORMANCE
ISSUES AND PROGRAM OPTIONS

How should the City address the annual net outflow of retail sales?

The City has a number of options as to how it might address the outflow of sales tax dollars from Calabasas. They include:

- Allow for the expansion of retail uses into new areas where local traffic improvements can be provided concurrently to ensure no net decrease in roadway levels of service, and where such intensification can provide increased municipal revenues without increasing impacts on surrounding neighborhoods.
- Allow for intensification of existing retail uses in certain specified areas where (1) local traffic improvements can be provided concurrently to ensure no net decrease in roadway levels of service, (2) such intensification can provide increased municipal revenues without increasing impacts on surrounding neighborhoods, and (3) such intensification is consistent with General Plan policies related to urban design and environmental protection.

COMMUNITY ISSUES

- Confine retail uses to areas where they now exist and areas where commercial development has already been approved, while establishing retail sales tax generating uses within office developments and allowing intensification of existing development as outlined above.
- Restrict the intensification of commercial and office development within existing developed areas, while allowing expansion of retail uses into new areas as outlined above.
- Provide incentives for the establishment of retail sales tax generating uses within existing developed office buildings and business parks.
- Work with the Chamber of Commerce to establish a program aimed at informing Calabasas residents and businesses of the benefits of shopping locally.

COMMERCIAL AND INDUSTRIAL SITE REVIEW

Existing Commercial and Industrial Uses. Convenience retail need are supplied to Calabasas residents from two neighborhood level shopping centers and a handful of convenience clusters. The Parkway Calabasas Center, anchored by Ralphs, and the older Alpha Beta Center on Mulholland offer consumer staples to local residents. Within the coming months, these centers will be supplemented by at least one larger center, Calabasas Promenade and potentially another center, the Kilroy-Ahmanson project.

Office and light industrial land uses are found north of the 101 Freeway, at Parkway Calabasas. A second corporate office concentration may emerge with the completion of the Kilroy-Ahmanson development north of the Lockheed facility between Calabasas Road and Park Granada Boulevard.

Availability of Commercial and Industrial Sites. The proportion of Calabasas zoned for retail, service, and industrial uses is neither exceptionally high nor exceptionally low. A total of 368 acres of the City fall under one of the commercially-related zoning designations, or approximately 4.4 percent of the total city acreage. An additional 33 acres have been designated for manufacturing within Calabasas, bringing the total proportion of commercial and industrial zoning to 401 acres or 4.8 percent of the total area. Comparably sized cities typically have between three and seven percent of their total area in commercial uses and between one and twelve percent in industrial development. Outside the City, but within the Sphere of Influence there is another 147 acres designated for either commercial or industrial use.

COMMUNITY ISSUES

COMMERCIAL AND INDUSTRIAL SITE REVIEW
ISSUES AND PROGRAM OPTIONS

How will the City ensure that the present amount of land zoned for commercial and service activities remains adequate to meet future population needs?

The City has a number of options relative to the future of commercial and industrial sites within the study area. They are the same as the options for retail uses that were discussed in the preceding Local Retail Sector Performance Issues and Program Options section.

MUNICIPAL REVENUES AND COSTS

General Fund Revenues. In 1991, general fund receipts totalled just over \$6,510,000, approximately \$316 per person. Municipal revenues for Agoura Hills and Westlake Village, similar young, affluent cities, provide a comparative base for interpretation of Calabasas revenues. The City of Agoura Hills receives \$273 per person, while the City of Westlake Village receives \$562.

Sources of Municipal Revenues. Calabasas' major income sources are:

Utility Users Tax	19.3 %
Planning, Bldg & Engr. Fees	17.8 %
Sales & Use Taxes	14.9 %
Motor Vehicle In-Lieu	14.7 %
State Gas Tax Subven.	12.4 %
Property Taxes	8.5 %

At least two of these sources, development fees and transfers from state and federal sources, can be somewhat unpredictable from year to year.

Role of Property Taxes. As a result of the tax base sharing agreement which accompanied the incorporation of Calabasas, the City receives only 3.4 percent of the property tax levy. To gain a more equitable share of those dollars, discussions are currently underway between the City and Los Angeles County concerning the possibility of increasing the City's share of the property tax.

Services Provided. Calabasas operates as a contract city, therefore residents pay a number of special districts directly through their property tax bills for such services as fire protection, flood control, water supply and street lighting. As a result these costs are not evident from the City's financial statements. In addition, capital improvements are funded by new developments and for these initial years of cityhood are not included in the budget.

COMMUNITY ISSUES

Comparison of City Expenditures. 1991 and 1992 per capita expenditure figures for the City of Calabasas and neighboring communities are shown below.

Table III-4
Per Capita Costs of City Government

City	Amount
Agoura Hills	\$256
Westlake Village	\$518
Calabasas ¹	\$264

Source: Urban Research Associates, November, 1992.

¹ Based on a 20,700 population.

Although the overall expenditures of Calabasas are roughly even with those of Agoura Hills, Calabasas spends far less than its neighbors for general governmental administration, one-third to one-fourth as much, and less in the community services/community development area. A lean initial staffing level at Calabasas City Hall, privatization of parks, and the existence of several gated communities providing services to their residents explains much of the fiscal variation between Calabasas and Westlake Village.

Municipal Infrastructure and Services Financing Methods. Service charges, bond sales, development impact fees, and various forms of special district creation enable cities to meet the challenges of municipal finance, without raising property taxes. New cities often enact two major financing devices: service contracting and special assessment district formation. Calabasas presently operates a number of contract service arrangements with the following agencies:

Table III-4
Contract Service Arrangements

Type of Service	Service Provider
Police	Los Angeles County Sheriff's Department
Fire Suppression	Consolidated Fire Protection District of Los Angeles County
Water & Sewer	Las Virgenes Municipal Water District
Flood Control	Los Angeles County Flood Control District

Source: Urban Research Associates, November, 1992.

COMMUNITY ISSUES

The creation of special assessment districts may also fund routine services while also providing capital dollars for basic infrastructure and public facilities. More than a dozen such districts operate within Calabasas. The most prominent of these is Landscape Maintenance District #22, which serves Calabasas Park and the lake. Other special districts cover bridge and thoroughfare improvements, lighting, and street landscaping.

In addition to special assessment districts, local governments can fund facilities that benefit the general public, such as schools, libraries, and recreation facilities, through Mello-Roos districts. Areas have been created to date within Calabasas which offer a wide-ranging potential for public service and facility financing. To date, two Mello-Roos districts have been created in Calabasas, one associated with the Kilroy-Ahmanson project and another in the Calabasas Park project.

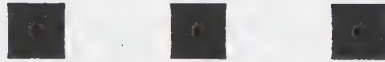
MUNICIPAL REVENUE AND COST ISSUES AND PROGRAM OPTIONS

How will the City fund additional municipal services required in the future?

The City has a number of options regarding the methods of funding municipal services. They include:

- Emphasize expansion of municipal general fund revenues, including increasing sales tax revenues; aggressively pursuing negotiations with Los Angeles County to increase the City's share of property tax receipts; and increasing the value of existing properties within the City.
- Emphasize user fees.
- Explore opportunities to reduce the cost of municipal services through privatization of facilities and services, cooperative agreements with surrounding communities and other agencies, expand use of volunteers, and/or elimination of non-essential services.
- Emphasize the use of development fees to finance capital facilities.
- Emphasize the use of assessment districts and community facilities districts to finance capital facilities and ongoing operations and maintenance.

IV. MUNICIPAL FACILITIES AND SERVICES



COMMUNITY ISSUES

IV. MUNICIPAL FACILITIES AND SERVICES ISSUES

A. CIRCULATION AND TRANSPORTATION

Roadway System

Regional and Subregional Roadways. The following roadways, in both the City and the study area, are regional or subregional in nature and are under the jurisdiction of agencies other than the City of Calabasas: Ventura Freeway (Highway 101), Topanga Canyon Boulevard (SR-27), and Las Virgenes Road (County Highway N1).

City Roadways. The following are arterial streets within the City of Calabasas: Lost Hills Road, Agoura Road, Thousand Oaks Boulevard, Mureau Road, Calabasas Road, Parkway Calabasas, Park Granada Boulevard, Old Topanga Canyon Road, and Mulholland Highway.

Existing Traffic Conditions.

Daily Traffic Volumes. To determine how well a roadway is functioning, daily traffic volumes are compared to roadway "capacity criteria". A street's roadway capacity criteria is determined based on type of roadway and number of travel lanes. It represents the amount of traffic a street can carry. When the daily traffic volumes exceed the roadway capacity, a more thorough analysis is prepared to determine, what improvements, if any, are needed. The following roadway sections have been identified as having traffic volumes in excess of their capacity: Las Virgenes Road between Ventura Freeway and Agoura Road, Las Virgenes Road south of Meadow Creek Lane, and between Meadow Creek and Agoura Road, and along Calabasas Road east of Park Granada Boulevard.

In addition to roadways operating in excess of capacity, a great deal of traffic originating in Ventura County travelling to Pacific Coast Highway travel through the City and study area along mulholland Highway and Malibu Canyon. Calabasas residents refer to this as "Z" traffic.

Peak Hour Intersection Levels of Service. Peak hour intersection operations are assessed relative to overall intersection capacity. The intersection level of service is determined based on the portion of the intersection's capacity used by peak hour traffic. The following intersections were identified as operating at unacceptable levels of service: Lost Hills Road/Ventura Freeway Westbound Ramps, Lost Hills Road/Ventura Freeway Eastbound Ramps, Las Virgenes Road/Mureau Road, Las Virgenes Road/Ventura Freeway Eastbound Ramps, Ventura Freeway Westbound Off-Ramp/Ventura Boulevard, parkway Calabasas/Ventura Freeway Westbound On-Ramp, and Parkway Calabasas/Ventura Freeway Eastbound Ramps.

Transportation Alternatives

Calabasas Dial-A-Ride. The City provides a city-subsidized taxi service for residents who are 55 years of age or older and community members who are disabled.

COMMUNITY ISSUES

Parking Facilities

When the City of Calabasas incorporated, the parking standards in the Los Angeles County Zoning Ordinance was adopted. These parking standards have been inadequate in meeting the local parking demand. For example, in the Old Town area and at the Ralph's Market, insufficient parking is in short supply. Therefore, the City has adopted some revisions to the parking requirements through Ordinance 91-18A - Site Plan Review Ordinance, which includes general guidelines regarding circulation, parking, and site access.

Public Transit

Public transit in the City of Calabasas includes Southern California Rapid Transit District (RTD) buses, and Calabasas Dial-A-Ride. In addition, Commuter Computer, a private, nonprofit ridesharing organization, is a clearinghouse for information on various types of alternative modes of transportation serves the region.

RTD operates two types of services in the City. Regular bus service is provided by RTD along Route 161, which connects to other RTD routes. In addition, RTD operates the Commuter Express in the City of Calabasas. This service offers peak hour bus service with minimal stops from the City to major employment centers.

The Calabasas Dial-A-Ride is a service offered to City residents who are over the age of 55 or disabled. The City contracts with a taxi company to provide this transportation service between their residences and designated locations, such as shopping centers. The cost of the service is 50 cents per one-way trip.

Commodity Movement

The City of Calabasas does not formally designate any of its roadways as truck routes. However, trucks are restricted on some of the roadways, such as Parkmor Road. The City is in the process of restricting trucks from additional roadways, such as Lost Hills Road.

Trucks travelling on Highway 101 often travel along City streets, such as Las Virgenes Road, to reach coastal communities. This has created noise and congestion problems for residents located on along these streets. The City is examining various strategies to deter this truck traffic.

CIRCULATION AND TRANSPORTATION ISSUES AND OPTIONS

How does the City propose to relieve "Z" traffic?

The City has a number of options for addressing "Z" traffic, including:

- Work with Ventura County, Los Angeles County, and Caltrans to widen the 101 Freeway through Calabasas and west into Ventura County.
- Expand roadway rights-of-way through rural residential areas of the City to accommodate additional through traffic, spreading traffic over a number of different routes.

COMMUNITY ISSUES

- Expand additional rights-of-way through rural residential areas of the City to create one route, or a limited number of routes, to accommodate additional through traffic.
- Create alternative routes, such as Las Virgenes Road, to accommodate "Z" traffic during commute hours.
- Leave the present roadway system at its present unacceptable level of service during commute times to discourage increased traffic flows through the City.
- Create disincentives for through traffic by installing stop signs and timing traffic signals to slow down traffic during commute hours.
- Construct temporary signage or barriers to prevent "Z" traffic from entering residential neighborhoods.
- Work with Ventura County and cities to the west of Calabasas to increase employment in their communities and thereby reduce the need for commutes through Calabasas into the Los Angeles Basin.
- Work with Ventura County, Los Angeles County, the Los Angeles County Transportation Commission, and Caltrans to extend Metrolink commuter rail service or similar mass transit facilities along the 101 freeway corridor.
- Work with Ventura County and cities to the west of Calabasas to establish a system of park and ride lots along with an active rideshare matching program.
- Work with the City of Los Angeles and the South Coast Air Quality Management District to establish a Transportation Management Association in the Warner Center area, as well as other major employment centers, as a means of encouraging carpooling and the establishment of other transportation demand management programs to reduce the number of vehicles commuting from Ventura County through Calabasas during peak hours.

What should the City do to facilitate traffic movement along Calabasas streets in the future?

The City has a number of options to facilitate traffic movement along Calabasas streets in the future. These include:

- Establish acceptable levels of service for individual *classes of roadways* within the General Plan study area, and tie future development to the maintenance of these acceptable levels.
- Establish acceptable levels of service for *individual roadways* within the General Plan study area, and tie future development to the maintenance of these acceptable levels.

COMMUNITY ISSUES

- Ensure that each of the General Plan alternatives, including the Land Use map ultimately selected, is compatible with the acceptable levels of service established as part of General Plan preparation.
- Prepare and adopt roadway/highway design standards, including standards for the following:
 - ▶ typical street sections;
 - ▶ design speed, including standards for minimum horizontal and vertical curves based on design speed;
 - ▶ street lighting;
 - ▶ driveway spacing and requirements for reciprocal access, as well as guidelines or requirements for consolidation of driveways in developed areas;
 - ▶ intersection controls (stop signs, traffic signals, roundabouts); and
 - ▶ raised medians.
- Emphasize transportation *demand* management programs to reduce the number of automobiles on area roadways and highways.
- Emphasize transportation *systems* management to increase the carrying capacity of the existing and future roadway system.

What should the future role of the 101 Freeway be in relation to east-west access across the City?

Options for the role of the 101 Freeway as an east-west access across the City include:

- Continue to use the 101 Freeway as the primary means of east-west access across Calabasas.
- Fully construct existing potential alternative roadways, such as Mureau Road, Agoura Road, and Calabasas Road.
- Convert private streets to public roadways and extend these new public roads to provide an east/west connection.

How should the City promote transportation alternatives to the single-occupancy automobile within Calabasas?

The City has a number of program options to de-emphasize the role of the single-occupant automobile in the future, including:

- Establish and implement a master plan of bikeways.

COMMUNITY ISSUES

- Facilitate completion and ensure maintenance of a comprehensive system of pedestrian paths and sidewalks.
- Work with the Los Angeles County Transportation Commission and the RTD to establish local bus routes within Calabasas.
- Require that the design of future commercial centers and other major attractors include safe and secure bicycle parking facilities.
- Require that the design of future commercial centers and other major attractors facilitate internal pedestrian access, and not favor automobile traffic over pedestrian movement.
- In situations where commercial centers are developed adjacent to residential neighborhoods, require that they be designed so as to facilitate pedestrian access from the neighborhood to the center.
- Promote the development of mixed use projects to minimize the need for external trips.
- Work to establish a community bus/jitney system.
- Utilize City publications to foster greater acceptance of carpooling, and assist agencies such as Commuter Computer to increase the number of Calabasas residents carpooling to work.

COMMUNITY ISSUES

B. INFRASTRUCTURE AND PUBLIC SERVICES

Solid Waste

Solid Waste Collection. Three waste disposal companies serve the City of Calabasas:

- Las Virgenes Disposal;
- Hillside Rubbish; and
- Calabasas Park Disposal.

Solid Waste Disposal. Solid waste is disposed at the Calabasas Landfill, located north of the Ventura Freeway on Lost Hills Road in the northwest portion of the City's Sphere of Influence. The landfill is owned by the County of Los Angeles and is operated by the Sanitation Districts of Los Angeles County under a Joint Powers Agreement. Currently, the landfill accepts only nonhazardous municipal solid waste. In the past, this site accepted limited quantities of liquid hazardous wastes; however, this practice was discontinued in July, 1980. The landfill opened in 1961 and it is expected to be filled by 2010.

Most of the land uses adjacent to the Calabasas Landfill remain in undeveloped open space. However, adjacent to the south/southwestern boundary of the landfill is an area of multiple family residential uses. Following the completion of landfill operations, the site is planned to be developed as open space and/or for park and recreation purposes. The exact nature of this ultimate use has not yet been determined.

The City is particularly concerned with long-term disposal capacity throughout the region. In response to this concern, the City has instituted recycling and reuse programs. This is due, in part, to Assembly Bill 939, which requires cities to reduce solid waste generation by 25 percent by 1995 and 50 percent by 2000.

Utilities

Electricity. Electrical power to the City of Calabasas is provided by the Southern California Edison Company (SCE). It is transmitted over 66kV (kilovolts) lines from the Valdez Substation located at Park Ora and Park Serento. Southern California Edison (SCE) has plans to provide future electrical service in conjunction with anticipated development.

Natural Gas. Natural gas is provided to the City by The Gas Company (TGC). Subsidiaries of TGC are responsible for distributing natural gas to the community over transmission mains and local distribution lines.

A regulator station is located at Calabasas Road and El Canon Avenue and a 14-inch transmission main extends down Calabasas Road (parallel to the Ventura Freeway) from the intersection of Mureau Road.

Telephone. Telephone service to the Calabasas study area is provided by Pacific Bell (PacBell). According to PacBell, the existing service to the community meets or exceeds their current demand for telephone service.

COMMUNITY ISSUES

Water. The City of Calabasas obtains water service from the Las Virgenes Municipal Water District (LVMWD). LVMWD purchases 100 percent of its potable water supply from the Metropolitan Water District (MWD). No local groundwater water sources are utilized.

Water service deliveries to the District are based on an allocation quota from MWD. This allocation varies depending on the overall water availability to MWD from its sources.

Water is distributed through a network of underground water mains of various sizes with a central spine of the system generally located parallel to the Ventura Freeway. During the winter months, water is pumped into Westlake Reservoir and stored; during the summer when water use is high, water is pumped through the filtration plant at Westlake Reservoir and back into the system to augment deliveries from MWD.

Infrastructure

Wastewater. There are some areas within the City and study area that are on local septic systems. The Las Virgenes Municipal Water District (LVMWD) is responsible for wastewater treatment and trunk sewers for wastewater collection services in the City of Calabasas. Local intercept collector sewers are provided by the City of Calabasas, which connect with the District's trunk sewers. Most of the wastewater flows by gravity trunk mains; however, some pumping and use of force are needed in specific locations.

LVMWD operates the Tapia Water Reclamation Facility, on Malibu Canyon Road in Malibu Canyon, approximately five miles south of the Ventura Freeway. Current flows are estimated at approximately 70 percent of design capacity. The LVMWD plans to expand the treatment plant, completing construction in 1993-1994 to accommodate additional capacity and improvements, in conjunction with the Regional Facilities Expansion Plan.

Reclaimed water is pumped from the Tapia Water Reclamation Facility and distributed throughout the City for irrigation in landscape districts, greenbelt areas, golf courses, parks, schools, and the Calabasas Landfill.

Flood Control. The City of Calabasas is subject to the jurisdiction of the Los Angeles County Department of Public Works, Hydraulics, and Water Conservation Division (HWCD) for flood control needs. The HWCD maintains the responsibility for providing flood protection to City residents where regional or subregional storm drain improvements are needed, and storm drain maintenance. Locally, the City is responsible for providing storm drains and minor flood control to protect residents from nuisance flooding conditions.

Natural drainage channels are located along Las Virgenes Creek, Liberty Canyon and along Calabasas Creek through Old Town.

COMMUNITY ISSUES

INFRASTRUCTURE AND PUBLIC SERVICE ISSUES AND OPTIONS

How will the City address a reduction in water supply in the event LVMWD restricts water allocations?

- Impose emergency mandatory water conservation measures.
- Impose a building moratorium on new water connections in the event of severe water restrictions.
- Continue to review development proposals on a project by project basis, requiring appropriate flood mitigation as necessary.
- Develop a master flood control plan that respects natural flow and preserves that natural state of tributaries.
- Continue to coordinate development proposals on a project by project basis to ensure that adequate water supply and infrastructure is available through the Las Virgenes Municipal Water District.
- Promote water conservation measures, such as xeriscape and reclaimed water usage, in the development review process.
- Work with the Las Virgenes Municipal Water District to coordinate long-term water supply with regional demand.

COMMUNITY ISSUES

C. EDUCATIONAL FACILITIES

Schools. The City of Calabasas is served by the Las Virgenes Unified School District, which maintains four elementary schools (K-5), one middle school (6-8), one high school (9-12), and one continuation high school. Several of the schools within the District are at or over capacity, but continue to operate with the use of portable classrooms.

Community college educational services are provided locally by Los Angeles Pierce College, located in Woodland Hills. Approximately 18,000 students currently attend Pierce College and it is considered to be operating at, or near, its design capacity.

Library. Library services to the City of Calabasas are provided by the Los Angeles County Regional Library system. The City is served by the Las Virgenes Regional County Library, located at Kanan Road and Ventura Freeway, west of the City, adjacent to the City of Agoura Hills. Other libraries serving Calabasas residents are found throughout the San Fernando Valley.

Recently, the Cities of Calabasas and Agoura Hills jointly agreed to finance construction of a new 25,000 square foot regional library for use by the two cities, which will be located in the City of Agoura Hills.

EDUCATIONAL FACILITIES ISSUES AND OPTIONS

How shall the City assist the school district in relieving overcrowding?

- Work with Las Virgenes Unified School District to initiate a Mello-Roos district to assist in building new schools to accommodate new development.
- Implement the provisions of SB1287 designed to assist in funding construction of new schools.
- Work with Las Virgenes Unified School District to reduce the cost of new school construction through the development of joint school/park sites.

COMMUNITY ISSUES

D. PARKS AND RECREATION

Local Parks. Until incorporation, the Los Angeles County Parks Department was responsible for providing public parks and local recreation services. In total, the County has developed approximately 10 acres of local park area to serve the Calabasas area. The County continues to own and maintain the seven acre Gates Canyon Park, while the three acre Grape Arbor Park was transferred to the City upon incorporation. Funds are now available through the recent passage of Proposition A. Regional projects include mountain and canyon land acquisition in Los Angeles County, available with \$23 million. Specifically, \$3 million is available for a recreation center with tennis courts, and \$250,000 to build a regional youth baseball facility in the City of Calabasas.

Regional Parks Although there is limited land devoted to local parks, the study area is adjacent to regional parks, which include both National, State, and County facilities. These facilities are under the jurisdiction of the following agencies: the Santa Monica Mountains National Recreation Area (SMMNRA), administered by the National Park Service (NPS); the California Department of Parks and Recreation; the Santa Monica Mountains Conservancy, a State Agency involved with resource conservation and preservation efforts in the Santa Monica Mountains; the Topanga-Las Virgenes Resource Conservation District, a State Agency involved in various forms of open space preservation in Los Angeles and Ventura County; the Los Angeles County Department of Regional Planning, which currently controls land use decisions for unincorporated lands through the Malibu/Santa Monica Mountains Area Planning Program and implementing the Malibu Local Coastal Plan for the area.

Park Standards. National Recreation and Park Association uses local park standards of 4.0 acres per 1,000 population as a goal for the provision of parkland. Using this ratio and the present population in the City of Calabasas, there is a significant shortage of local park facilities in the City. However, there are several private recreational facilities, owned and operated by various homeowners associations in the City.

Trails The National Park Service, together with other local public agencies and private concerns, is planning an integrated regional trail system that will link recreation facilities and connect trails between the mountains and the coast. The primary trail, known as the "Backbone Trail", extends in an east-west direction to the south of Calabasas corporate limits within its Sphere of Influence. There are several officially designated bicycle trails and bikeways in the area.

Local Recreation Programs At one time, the City of Calabasas provided recreation services, in conjunction with the City of Agoura Hills, along with a beach bus program instituted solely by the City of Calabasas. The City recently hired a community service director and will be appointing a parks and recreation commission. The City of Calabasas provides recreation and community services programs during four program seasons throughout the year. School district facilities are currently used for the activities, with Gates Canyon Park (Los Angeles County), homeowner association, clubhouses and City Hall conference rooms providing additional space.

COMMUNITY ISSUES

PARKS AND RECREATION ISSUES AND OPTIONS

To what extent should the City establish municipal parks?

The City has a number of options regarding the balance between public and private parks, including:

- Continue to emphasize private provision of park facilities by individual homeowner associations.
- Actively pursue the acquisition and development of local park facilities through the establishment of a system of neighborhood parks.
- Actively pursue the acquisition and development of local park facilities through the establishment of a communitywide park.
- Through implementation of the Quimby Act and AB 1600, require new developments to construct and dedicate park facilities or to pay appropriate park in-lieu fees.
- Work with the Las Virgenes Unified School District to establish joint use of school sites as school/park sites. Such sites could include establishment of neighborhood park type facilities at elementary schools or a community park facility at Calabasas High School.
- Adopt a Parks and Recreation Master Plan to identify future needs and direct park development and recreation programs.

COMMUNITY ISSUES

- Review options for creating regional police and/or fire agencies or for contracting with City of Los Angeles, if services could be provided more efficiently.
- Hire a public safety coordinator and fire/police chief as City employees and contract for staffing.

COMMUNITY ISSUES

E. PUBLIC SAFETY SERVICES

Police Protection

Sheriff. City police protection services are provided through a contract with the Los Angeles County Sheriff's Department. Police protection services are contracted according to the need established by the City of Calabasas.

Range of Services. Sheriff services are dispatched from the County's new Lost Hills Station, located on Agoura Road. These services are primarily concerned with traffic control, burglary, automobile burglary and theft, and domestic disputes. Supplemental police services are shared with adjacent communities and include a juvenile intervention team, community relations office, and a patrol car available for city identified assignments.

Fire Service

Consolidated Fire Protection District of Los Angeles County. The City of Calabasas contracts with the Los Angeles County Fire Department for fire protection and paramedic services. The district is responsible for fire protection not only within the city limits, but in the surrounding Sphere of Influence as well.

Fire Protection Facilities. Fire Station 68, located at 24130 Calabasas Road, provides most of the fire protection services in the Calabasas community. Fire Station 125, located at 5215 North Las Virgenes Road, and Fire Station 67, located at 2580 Piuma Road serve the remaining area of the City and study area.

Wildland Fires. In addition to structural fires, wildland fires are particularly hazardous in the study area due to the abundance of native vegetation. Therefore, special development provisions are specified in the fire code to reduce the risk of wildland fires.

Other Agencies. The California Department of Forestry and the United State Forest Service normally provide fire suppression services for State and Federal lands, respectively. However, neither agency maintains fire fighting crews in the region for this purpose, and would be required to import crews and equipment to provide assistance.

PUBLIC SAFETY SERVICES ISSUES AND OPTIONS

Should the City continue to contract with fire and police providers?

- Examine the feasibility of establishing City Police and Fire Departments.
- Continue to Contract with the Los Angeles County Sheriff's Department for police services.
- Continue to Contract with the consolidated Fire Protection District of Los Angeles County.

V. ENVIRONMENTAL RESOURCES



COMMUNITY ISSUES

V. ENVIRONMENTAL RESOURCES AND RELATED ISSUES

A. HILLSIDES, CANYONS, AND RIDGELINES

General Topography. The topographic conditions in the Calabasas study area are varied, consisting of differential hillside terrain with numerous valley and arroyo conditions. Flat or level topography constitutes a small percentage of the terrain within the study area.

Elevations. The highest elevation within the study area is approximately 2,800 feet occurring in the most southerly portion of the study area adjacent to Saddle Peak Road. The lowest elevation occurs in the south western portion of the study area at Las Virgenes Road near Monte Nido. It is approximately 500 feet.

Canyons. The unique valleys and arroyos that characterize the study area include Topanga Canyon, Cold Canyon, McCoy Canyon, Crummer Canyon, Gates Canyon, Las Virgenes Canyon, Malibu Canyon, Stokes Canyon, and Dark Canyon.

Peaks. Prominent peaks in the study area include Saddle Peak and Calabasas Peak.

HILLSIDES, CANYONS, AND RIDGELINES ISSUES AND OPTIONS

How should the City protect topographic features, while respecting private property rights?

The City has a number of program options to protect hillsides, canyons, and ridgelines, which include:

- Continue to analyze development proposals on a project by project basis to ensure that development will not negatively impact ridgelines, hillsides, and canyons.
- Incorporate design standards into the development review process that require projects to promote site and landscaping design that is sensitive to ridgelines, hillsides, and canyons.
- Continue to implement the design review guidelines outlined in the City's Scenic Corridor Ordinance.
- Designate areas with elevation above 1,100 feet as open space.

COMMUNITY ISSUES

B. OPEN SPACE LANDS

Undeveloped Land. One of the primary characteristics of Calabasas is the rolling hills surrounding the community. Currently, 4,414 acres (53.4%) of the study area are considered undeveloped land, that is land that has not been committed to development. Although these areas are not currently developed, much of the undeveloped lands are not permanently committed to open space uses. Many of these sites could be developed at various residential densities permitted under the Los Angeles County Zoning Code.

Open Space Land Inventory. Open space lands represent 80 acres, or 1.0% of the Calabasas study area. Those areas designated for permanent open space uses include: Gates Canyon County Park, Grape Arbor Park, the western portion of the Cold Creek Canyon Preserve, Diamond X Ranch Site, and a small portion of the Malibu Creek State Park.

Vacant Land Vacant land within the study area represents 716 acres (8.6%) and is distinguished from undeveloped land by evidence of grading, site preparation or other disturbances. Vacant lands are those lands in which the initial stages of development have begun.

OPEN SPACE ISSUES AND OPTIONS

How should the City balance community desires to protect remaining open space lands with the need to provide property owners with a use for their land?

The City has a number of program options to protect open space lands, including:

- Identify the minimum development intensity that could be legally applied to existing open lands within the General Plan study area, and reflect those intensities on the General Plan Land Use map.
- Define future land use intensities based on the carrying capacity of the land in a manner consistent with local community values.
- Identify the minimum development intensity that would accommodate market demand while being consistent with open space preservation needs, and reflect those intensities on the General Plan Land Use map.
- Designate as permanent open space on the General Plan Land Use map all parcels within "density controlled" subdivisions that were set aside and not developed as a trade-off for smaller parcels in other portions of the development site.
- Designate as open space on the General Plan Land Use map only those parcels that are owned by public agencies or private entities that are clearly committed to permanent open space through natural or active park use, or that have open space deed restrictions or easements.

COMMUNITY ISSUES

- Initiate a program to purchase such development rights as may be attached to current open space lands to be funded through a communitywide assessment district or other similar mechanism.
- Continue to support regional efforts to preserve open space.
- Formulate requirements that new development be clustered, increasing the density of those portions of the site which are permitted to be developed in exchange for the permanent preservation of open space within individual development projects.
- Initiate a transfer of development rights program to ensure the permanent preservation of current open space lands in exchange for increased development density elsewhere in the City.
- Establish hillside design guidelines and hillside development requirements which maximize open space preservation within development sites.

COMMUNITY ISSUES

C. AIR QUALITY

Climate The mild climate in the region negatively affects local air quality. The moderate temperature causes high atmospheric pressure to develop. This pressure effectively inhibits the vertical mixing of air, and thereby concentrates air pollutants below the inversion 'cap'. This meteorological phenomenon, coupled with abundant sunshine and light surface winds, increases the quantities of photochemical smog in the City.

Air Quality Monitoring Calabasas is in the South Coast Air Quality Management District (SCAQMD) source/receptor Area No. 6. The monitoring station for this area is located in Reseda Peak ozone levels measured at the foot of the San Gabriel Mountains.

Ozone and Carbon Monoxide There are the two primary air pollutants in the Calabasas region are ozone, produced in the atmosphere by a series of photochemical reactions involving reactive organic compounds (ROG) and nitrogen oxides (NO_x), and carbon monoxide, which is directly emitted from motor vehicles. There are not known toxic emitters in the City of Calabasas.

Nonattainment Status Federal and State standards for ozone, carbon monoxide, nitrogen dioxide and suspended particulates are often exceeded in the South Coast Air Basin and, thus, the South Coast Air Basin is classified as "severe" non-attainment area for ozone, carbon monoxide, and nitrogen dioxide, which means that it is not expected to attain and maintain the applicable State standards until December 31, 1997, or later.

AIR QUALITY ISSUES AND OPTIONS

How does the City plan to reduce vehicle miles travelled, and initiate other air quality mitigation measures, which may conflict with community desires to preserve the small town image of Calabasas?

The City has a number of program options to protect the community from air pollution, which include:

- Continue to follow a land use program that results in a bedroom community.
- Establish a local transportation system to reduce vehicle trips and vehicle miles travelled.
- Incorporate design guidelines in the development review process to reduce vehicle trips and vehicle miles travelled generated from new projects.
- Incorporate energy conservation measures in the development review process for development proposals.
- Support efforts to initiate a regional public transportation system on the 101 Freeway.
- Reduce the number of commuter trips by developing programs to increase local employment opportunities.

COMMUNITY ISSUES

D. BIOLOGICAL RESOURCES

Fragmentation of Wildlife Habitat Fragmentation of the region's natural wildlife habitats has been caused by the freeways, roads, housing development, and other urban development. Therefore, artificial barriers have been created, constricting the movement of animal species. Presently, the City contains critical, regional habitat linkages connecting the Santa Monica Mountains, the Simi Hills, the Santa Susana Mountains, the Los Padres National Forest, and the Angeles National Forest.

Wildlife Corridors The City has identified three linkages within the City limits that are slated for preservation and include: the links between Malibu Creek State Park, across Las Virgenes Road and the Ventura Freeway, into Crummer Canyon and into the Ahmanson property in Ventura County; the links between Malibu Creek State Park into Liberty Canyon; the links running east-west between Malibu Creek State Park and Topanga State Park.

Significant Ecological Areas (SEAs) The County of Los Angeles Significant Ecological Area Technical Advisory Committee has identified three Significant Ecological Areas (SEAs) in the study area. These areas contain unique or unusual plant and/or species assemblages, or areas or habitat that are rapidly declining in the Los Angeles area.

SEA No. 5, 9 and 12 are located within the Calabasas city limits and sphere of influence. SEA No. 5, Malibu Canyon and Lagoon, is described as an area that contains the only lagoon in the Los Angeles County. The Lagoon is located to the southwest of the study area slightly overlapping into the study area near Las Virgenes Road and Piuma Road. SEA No. 9, Cold Creek, is located in the southern portion of the study area and is a relatively undisturbed natural sandstone basin. SEA No. 12 is located in Palo Comado Canyon and is identified by the County of Los Angeles as one of the last examples of southern oak woodland savannah of any significant size in the County. It is composed of 2,760 acres divided into two distinct sections by a narrow constriction near the Ventura Freeway at Brents Junction (Las Virgenes Creek). The northern section includes portions of Palo Comado and Cheseboro Canyons in the Simi Hills.

Riparian Habitat Drainages, streambeds, ponds, and similar areas, such as Las Virgenes Creek, are subject to consideration as important resources under the jurisdiction of both the Army Corps of Engineers and the California Department of Fish and Game.

Oak Trees The City of Calabasas recently adopted an oak tree ordinance to require procurement of an oak tree permit prior to the removal, altering etc. of oak trees conforming to the criteria described in the ordinance. The goal of the ordinance is to protect oak trees within the City and avoid their removal unless replacement is granted in conjunction with the oak tree permit conditions. The ordinance also provides for the establishment of an oak tree habitat restoration program.

COMMUNITY ISSUES

BIOLOGICAL RESOURCES ISSUES AND OPTIONS

What types of constraints is the City willing to accept to preserve the viability of local wildlife habitats?

The City has a number of program options to protect biological resources; they include:

- Initiate a program to purchase development rights of sensitive habitat areas.
- Initiate a program to transfer development rights of sensitive habitat areas.
- Establish thresholds of development for areas currently designated as sensitive habitats.
- Adopt comprehensive polices to preserve specific biological resources, similar to the Oak Tree Ordinance.
- Continue to support effort of Santa Monica Mountains Conservancy and the Santa Monica Mountains National Recreation Areas to protect biological resources.

COMMUNITY ISSUES

E. WATER RESOURCES

Regional Watersheds Four regional or subregional watersheds extend through the Calabasas study area, which collect and ultimately divert runoff to the Pacific Ocean. These watersheds include the Las Virgenes Creek Watershed, Calabasas Creek Watershed, the Medea Creek Watershed, the Arroyo Calabasas Watershed, and the Topanga Canyon Watershed.

Groundwater Storage The type of geologic formations and watershed conditions in the Calabasas region do not provide adequate opportunity for subsurface groundwater storage. Although there are several water wells in operation within the study area, the yield is not reliable and provides a limited source to rural properties.

Stormwater Runoff Nuisance runoff from landscape irrigation often aggravates the thin storage capacity in the bottoms of drainage courses, resulting in localized flooding.

Flooding Potential The Calabasas study area principally falls into an area of minimum flooding, as defined by the Federal Emergency Management Agency. However, areas found along canyon bottoms along the alignments of the primary drainage courses are designated within 100-year flood potential zones.

WATER RESOURCES ISSUES AND OPTIONS

Continued development will impact the regional watershed. The City is currently participating in the Malibu Creek Watershed Study, conducted by the USDA Soil Conservation District. The study is examining aspects of the watershed to improve the viability of the area.

What measures are necessary to eliminate localized flooding?

The City has several options to eliminate local flooding; they include:

- Continue to review development proposals on a project by project basis, requiring appropriate flood mitigation as necessary.
- Develop a master flood control plan that respects natural flow and preserves that natural state of tributaries.

Is there sufficient water resources to sustain projected population growth?

The City has a number of program options to protect water resources, which include:

- Continue to coordinate development proposals on a project by project basis to ensure that the water supply is available through the Las Virgenes Municipal Water District.
- Promote water conservation measures, such as xeriscape and reclaimed water usage, in the development review process.

VI. ENVIRONMENTAL HAZARDS



COMMUNITY ISSUES

VI. ENVIRONMENTAL HAZARDS AND RELATED ISSUES

A. GEOLOGY AND SEISMICITY

Local Geologic Characteristics Local characteristics within the Calabasas study area indicate a geology that is substantially diverse, as evidenced by a variety of ridgelines, hillsides, canyons, and rolling hills. There are no geological features that are particularly unique, other than the City's general mountainous character.

Regional Fault Systems The Calabasas study area lies in a seismically active region. There are two major regional fault zones located near the study area: the Malibu Coast fault zone, which lies to the south of the study area and the Simi fault zone, which lies to the north of the project study area. There are an additional five fault or possible faults in the area capable of seismic activity. There are three additional regional fault systems, the San Andreas, Sierra Madre-San Fernando-Santa Susana, and the Newport-Inglewood Faults, that, although located a substantial distance from the study area, may also affect the Calabasas study area. All of the fault systems are capable of producing moderate to large seismic events.

Vulnerability to Seismic Action Construction in the study area, most of which has taken place since the 1950's, represents considerably less potential danger than older construction, particularly adobe and brick buildings that lack reinforcement. However, a strong earthquake could generate substantial earthshaking, and trigger landslides, mud, and debris flow during a period of heavy rain.

GEOLOGY AND SEISMICITY ISSUES AND OPTIONS

How will the City protect the community from geologic hazards?

The City has a number of program options which will protect the community from geologic hazards. They include:

- Restrict structures for human occupation in areas characterized by unstable geologic conditions.
- Conduct an areawide study to identify parcels subject to unstable geologic conditions and specify appropriate development options; including recommended engineering procedures.
- Require studies for individual projects in the City to identify any necessary specific engineering requirements.

COMMUNITY ISSUES

B. NOISE

Traffic Noise The primary source of noise in the City is traffic on the Ventura Freeway, regional highways (Las Virgenes Road, Mulholland Highway, Topanga Canyon Boulevard) and on local City streets. Consequently, land uses located adjacent to roadway facilities may experience high noise levels.

Commercial and Industrial Noise Noise from commercial and industrial land uses in the City of Calabasas is not a significant concern. This is primarily due to the small percentage of these uses existing in the City, as well as their location adjacent to the Ventura Freeway and local arterials.

Aircraft Noise Aircraft noise in the City is not a significant concern, due to the absence of airports within the study area and the high altitudes of occasional aircraft overflight.

Construction Noise Noise disturbance in areas adjacent to construction sites may occur. However, these are short-term impacts and compliance with noise ordinance restrictions on construction activities will help to minimize noise generation.

Noise Sensitive Land Uses There are a variety of noise sensitive land uses in the City that include segments of the population that require quiet, such as schools, churches, hospitals, and residential uses.

NOISE ISSUES AND OPTIONS

How will the City protect the community from excessive noise levels and incompatible land uses?

The City has several program options to protect the community from noise impacts. They include:

- Adopt a citywide noise ordinance.
- Continue to mitigate noise impacts on a project-by project basis through the environmental review process.
- Establish noise threshold guidelines to be applied in the review of individual projects.

COMMUNITY ISSUES

C. HAZARDOUS MATERIALS

Hazardous Materials Undoubtedly, there are some commercial and industrial uses in the City that use hazardous materials, which could pose a threat to the community. However, due to the small number and size of these facilities within Calabasas, it is unlikely that large amounts of hazardous materials are used or stored in the City.

Hazardous Waste Currently, there are no active landfill operating in Los Angeles County, or neighboring Ventura County, which accept hazardous waste. However, all landfills receive hazardous waste to some degree through normal household trash. The cumulative total of household hazardous wastes can be significant.

Hazardous Materials Transportation Hazardous materials are transported on State Highways, and it is likely that hazardous materials are transported through the City on the 101 Freeway. Therefore, a potential for hazardous materials spills exist in the City.

HAZARDOUS MATERIALS ISSUES AND OPTIONS

How will the City protect the community from risks associated with the transportation, use, storage, and disposal of hazardous materials?

The City has a number of program options to protect the community from hazardous materials, which include:

- Continue to monitor the use and storage of hazardous materials by industrial and commercial facilities.
- Enact requirements set forth by AB 939, regarding the disposal of hazardous waste.
- Develop a Hazardous Materials Management Plan to address the storage, transportation, use, and disposal of hazardous materials.

APPENDICES



**APPENDIX A.
CITY OF CALABASAS
GENERAL PLAN PROGRAM
PRESS INFORMATION KIT**



COMMUNITY ISSUES

**APPENDIX A. CITY OF CALABASAS GENERAL PLAN PROGRAM PRESS
INFORMATION KIT**

To promote community involvement in the City of Calabasas' General Plan program, a press information kit was prepared and distributed to representatives of the local media. The package begins with historical information on the City and a description of previous planning efforts. It then describes the purpose of a general plan: explaining what a general plan is, the role of a general plan, and the contents of a general plan. The description of the General Plan is followed by a discussion of the General Plan process: preparing a plan and adopting one. The community participation program is then described. The press kit concludes with a discussion of the organization of the General Plan documents.

The following are included in this appendix:

- City of Calabasas General Plan Program Press Information
- Local Media Distribution List

September 10, 1992

Newspaper, Radio Station or Cable TV Channel Name
Contact Person
Address
City, State

RE: City of Calabasas General Plan

Dear: (Contact Person) _____:

The City of Calabasas is pleased to announce the start of a comprehensive program to write the City's first General Plan. Developing the Calabasas General Plan is an ambitious undertaking, second only in importance to incorporation itself. Throughout the process, the City must contend with critical issues; issues whose resolution will form the primary frame of reference for many of the important land use and development decisions the City will face for the next five, ten, or twenty years. In short, the General Plan process represents an opportunity for the City of Calabasas to confront issues and adopt comprehensive programs for their resolution; a chance to define and create its own future.

To assist the City in developing its General Plan, the Calabasas City Council has contracted with a team of planning, urban design, and environmental consultants led by **PLANNING NETWORK**. As part of the General Plan program, the **PLANNING NETWORK** team will conduct a community-wide public participation program. Community input generated will be used as a basis for the General Plan, providing not only initial direction, but also review at key points in the program. It is the City's intention to encourage citizen participation throughout the general plan program so that the final document accurately reflects community goals.

To promote community involvement in the General Plan process, we need your help. As members of the press, you can assist the public participation process by documenting this important public process. To assist you in your efforts to keep the residents of the community well informed, the attached press kit has been developed. It provides the background, methodology, and proposed schedule of the Calabasas General Plan program.

We look forward to working with you throughout the General Plan process. If you have any questions regarding the attached information, please contact Steven Harris, Community Development Director, City of Calabasas at (818) 878-4225.

Sincerely,

Bob Hill
Mayor

FOR IMMEDIATE RELEASE:

CITY OF CALABASAS

GENERAL PLAN PROGRAM

PRESS INFORMATION

***CONTACT: STEVEN HARRIS
CALABASAS COMMUNITY DEVELOPMENT
(818) 878-4225***

Prepared by:

***PLANNING NETWORK
9375 N. Archibald, Suite 101
Rancho Cucamonga, California 91730***

CALABASAS GENERAL PLAN

I. INTRODUCTION

Located in western Los Angeles County along the heavily traveled Ventura Freeway, the City of Calabasas presently encompasses an area of approximately 12 square miles and has a population of 27,000. The City of Calabasas is bounded by the Cities of Los Angeles, Hidden Hills, and Agoura Hills, as well as large areas of unincorporated territory. Large areas of sensitive environmental resources are located within and adjacent to the City's boundaries (see Figure 1 -- City of Calabasas: General Location).

The Calabasas community has a varied and colorful history. Indians, explorers, squatters, and bandits are all part of the City's heritage. Until the Spanish expeditions in the 1700s, the Chumash Indians led a peaceful existence amid Calabasas' rolling hills, making their homes in canyons where streams and springs ensured an abundant supply of wildlife. However, European exploration and settlement changed the Indians' way of life forever. The earliest record of European exploration in this area is the diary of Miguel Costanso, which documents encounters with the Chumash during the Portola expeditions in 1769-1770. Six years later, the Juan De Anza party camped just west of Calabasas.

Although European exploration was common in the area through the 18th and early 19th centuries, one of the early permanent settlements in the City, the ranch El Scorpion, was not established until the 1830s. Occupying a large tract of land in the west valley, the ranch was originally granted to three Chumash Indians. About 25 years later, Miguel Leonis, the Basque "King of Calabasas," acquired the property in his marriage to Espiritu, an Indian woman who had inherited the ranch from her father. Leonis was a colorful character who hired gunmen to expand his lands, bribed witnesses, and threatened nearby settlers. He was killed in 1889 when he fell from his wagon after removing a band of squatters from his land. Squatter wars and gun fights were a bloody part of Calabasas' history. When large ranches were divided into farms in the late 1800s, families of settlers struggled against poverty and drought.

After the turn of the century, several select locations in the Calabasas area were developed into weekend retreats or movie locations. Crater Camp was opened in 1914 as a year-round picnic site in the Monte Nido area. Some reminders of the camp still exist on the site of Malibu Meadows. The Stunt family developed a homestead on the north slope of Saddle Peak, also in the Monte Nido area. The homestead became a favorite spot for filming motion pictures because of the ideal scenery.

Throughout the 1700s, 1800s, and early 1900s, water availability and the lack of it had always been a major concern for Calabasas. With the founding of the Las Virgenes Municipal Water District in 1958, a reliable water supply was ensured. The rapid development of the area began in earnest.

Although Calabasas is an established community with a varied and colorful history, the City itself is in its infancy. It was not until April 5, 1991, that the City of Calabasas was officially incorporated. Preservation of environmentally sensitive areas and the ability to exercise local control over development decisions were important factors in Calabasas' incorporation.

After incorporation, cities are required by the State to adopt a general plan within 30 months. Since the City incorporated in April 1991, the Calabasas deadline to adopt a general plan is September 1993. However, the City is proposing an ambitious citizen participation component as part of its general plan program. To ensure adequate time to incorporate public input into the general plan program, the City will probably request an extension of the State's time limit.

Work on the general plan began over a year ago. In July of 1991, the City began preliminary General Plan studies with the assistance of the School of Regional Planning at California Polytechnic University, Pomona. The result of these studies was the "Foundation Plan," which was completed in November 1991, and is being used by the City of Calabasas as an interim tool to guide development activities until a new General Plan is prepared and adopted. The "Foundation Plan" is not only an interim policy document, but will also be used by the City in developing the general plan program.

II. THE NATURE AND PURPOSE OF THE GENERAL PLAN

What Is A General Plan?

A General Plan is a statement by local citizens of what they feel is in the best interest of their community. Functioning as a guide to the type of community that residents desire to live in, a general plan is a compilation of community values, ideals, and aspirations. It defines how natural and manmade environments will be organized and managed, identifying the types of development that will be allowed and the general pattern of future development. All subdivisions, public works projects, zoning decisions, and redevelopment projects within a city must be consistent with the community's general plan. In addition, a general plan must include specific actions designed to implement this vision of the future. Thus, the general plan functions not only as a guide to the type of community that is desired, but also provides the means by which a community may achieve that desired future.

Role of the General Plan

Although the general plan is a statement of local policy, the State of California establishes a framework to guide communities in the preparation of their plans. According to State guidelines, the role of the General Plan is to:

"...act as a 'constitution' for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private."

The guidelines further specify that a city's general plan must:

- Identify land use, circulation, environmental, fiscal, and social goals and policies for the City and its surrounding planning area as they relate to land use and development;
- Provide a framework within which the Planning Commission and City Council can make land use decisions;

- Provide citizens the opportunity to participate in the planning and decision making process affecting the City and its planning area; and
- Inform citizens, developers, decision makers, and other agencies, as appropriate, of the City's basic rules which will guide development within the City.

Characteristics of a General Plan

The State General Plan Guidelines not only define the role of a community's general plan, but they also describe basic characteristics of a general plan. These characteristics include the following:

- *The General Plan must be comprehensive.* The State defines comprehensiveness in two ways: the physical area the plan covers and the issues the plan addresses. Geographic comprehensiveness means that the general plan must cover all territory within the community's boundaries, and any land outside its boundaries which in the planning agency's judgement bears relation to its planning. For cities, this means all areas within the incorporated city limits and generally all lands within a city's sphere of influence. The General Plan study area for the City of Calabasas is shown in Figure 1. The second way the State defines comprehensiveness is by examining the range of issues the general plan addresses. A community's plan must address not only the seven elements required by the State, but it must also consider other issues affecting the community. Comprehensiveness means that a community addresses all the issues confronting the City. Comprehensiveness is further defined in the discussion of state mandated general plan elements.
- *The General Plan must be internally consistent.* According to state planning law, an internally consistent general plan is a document that has no conflicts. The text, maps, and individual components of the document are all consistent.
- *The General Plan must be a long-term planning tool.* By definition, a general plan for any community needs to include policies and programs which can be extended into the immediate and the long-term future. Most cities rely on 15 to 25 years as the long-term planning horizon for the general plan. The Calabasas General Plan will establish the year 2010 as a horizon date for the preparation of general plan policy.
- *The General Plan must be a statement of development policy.* Development policy is a statement that guides action. It can include goals, objectives, principles, policies, proposed actions, or standards. The Calabasas General Plan will develop issue-based goals and policies and propose specific actions for implementing those goals and policies.

State Mandated Elements

According to the State guidelines, a city's general plan is the official policy regarding the location of housing, business, industry, roads, parks, and other land uses; protection of the public from noise and other environmental hazards; and for the conservation of natural resources. These issues may be addressed in the following mandatory components or "elements".

Land Use designates the proposed general distribution, location, and extent (including standards for population density and building intensity) of the uses of the land for housing, business, industry, open space, education, public buildings, solid and liquid waste disposal facilities, and other categories of public and private use.

Circulation correlates with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities.

Housing is a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. It contains standards and plans for the improvement of housing, and the provision of adequate sites for housing. In addition, to ensure that all communities provide a variety of housing opportunities, the State has special guidelines for Housing Elements including a requirement that the element be updated once every five years.

Conservation addresses the conservation, development, and management of natural resources.

Open Space details plans and measures for the preservation of open space for natural resources, the managed production of resources, outdoor recreation, and public health and safety, and the identification of agricultural land.

Noise identifies and appraises noise problems in the community, and evaluation of whether the noise levels or specific land uses are compatible.

Safety establishes policies and actions to protect the community from any unreasonable risks related to natural and man-made hazards. The safety element includes mapping of known seismic and other geologic hazards.

A general plan need not, however, be organized into these seven elements, so long as the issues required by state law are discussed within the document. For many communities, it may be preferable not to structure their general plans in this manner. The City of Calabasas faces a number of broad-reaching issues that cross the well-defined boundaries of the State mandated elements. To directly respond to these issues, the City chose an innovative method of organizing its plan, which presents the general plan in four plan documents. The organization of these four general plan documents will be explained in Section V of this packet.

The Calabasas General Plan will translate State mandated requirements into useful guidelines for local decision making. To provide for logical and orderly development, the General Plan will try to address issues concerning public services, the economic vitality of the community, and environmental constraints. Land use and policy determinations can thus be made within a comprehensive framework which incorporates public health, safety, and "quality of life" considerations.

III. GUIDE TO THE GENERAL PLAN PROCESS

General Plan Preparation

The following seven-step program will be followed in drafting the Calabasas General Plan.

Issues Identification. Issues represent the unresolved concerns of the community which are identified in the General Plan and resolved by the Plan's goals, concepts, and strategies. Methods used to identify and understand community issues include community participation programs, citywide forums, community leader interviews, and coordination with other jurisdictions.

Examination of the Existing Setting. This step of the General Plan program will establish the baseline information on which the ultimate development of General Plan policies will be based. This research will provide an understanding of existing natural and man-made conditions within the community, their effect on the City's options for the future, and the natural and logical extent of the ultimate City limits.

Goals and Objectives Development. Using the results of the issues identification and the examination of the existing setting, community goals and objectives will be developed.

Development of Alternative Strategies. Identification and evaluation of alternative strategies to manage Calabasas' future. For each of the three alternative futures for the City of Calabasas, an accompanying land use plan will be formulated and examined.

Selection of a Preferred Alternative. These three alternatives will then be presented for public debate. The relative merits will be evaluated in a public forum and a preferred land use plan will be selected.

Development of Strategies and Implementation Programs. When a preferred alternative has been selected, the strategies and implementation programs necessary to attain stated community goals will be developed.

Preparation of an Environmental Impact Report (EIR) to document the potential environmental impacts of the General Plan. Environmental Impact Report (EIR) preparation will be integrated with General Plan work efforts throughout the program. The EIR's importance in the program is to provide decision makers and the public an opportunity to assess the potential impacts that the proposed General Plan may have on the environment prior to the adoption of the General Plan, and to establish a database that is able to be updated to assess the environmental implications of future decisions.

General Plan Adoption

When the Draft General Plan is completed, the documents will be considered for adoption. In the general plan adoption process, as in the rest of the General Plan program, the City wishes to encourage public involvement. To do so, they are promoting the following three-step process.

Public Review. A community-wide forum will be held to present the General Plan and explain proposed implementation programs.

Planning Commission Review. A series of public hearings will be held before the Calabasas City Planning Commission. During these hearings, citizens will be asked to present their concerns about the proposed plan. The Planning Commission will take action on the draft, recommending revisions to the plan which incorporate the concerns presented during the public testimony.

City Council Review and Adoption. The Planning Commission recommendation will be presented to the City Council and a series of public hearings held. When the public hearings are closed, the City Council will consider the proposed draft and adopt the Final General Plan.

IV. COMMUNITY PARTICIPATION PROGRAM

As an ongoing component of the General Plan Program, community participation represents the most important effort of the process. It is through community participation that a general plan is specifically tailored to the needs and desires of the community. The community participation program for Calabasas will include five components: a Visioning Charette, community attitude survey, General Plan Advisory Committee (GPAC), a series of citywide workshops, and a series of workshops with the Planning Commission and City Council.

The Visioning Charette. Within the City of Calabasas, many issues relate to how residents visualize their community. A visioning charette will be held to help residents describe how they see the City, now and in the future. The results of the visioning charette will be incorporated into the Community Design portion of the General Plan.

Tentative Date: Saturday, October 3, 1992

Participants: City Council, Planning Commission, General Plan Committee, and residents appointed by the City Council

Community Attitude Survey. The community attitude survey will gather information from a broad cross-section of Calabasas residents on issues that are vital to the successful completion of the General Plan. The results of the survey will be included throughout the General Plan.

Tentative Date: The surveys will be mailed out on October 2, 1992; and returned on or before October 23, 1992.

Participants: Randomly selected.

General Plan Advisory Committee. The General Plan Advisory Committee (GPAC) is a group of Calabasas residents appointed to work with the Planning Network team throughout the General Plan program. Their job includes identification and resolution of issues; formulation of a vision of Calabasas' future; review and selection of alternative strategies for the City's future; and review and selection of General Plan policies and programs. They will provide feedback on a regular basis through each stage of the General Plan development process.

Tentative Date: The first GPAC meeting is tentatively scheduled for Monday, October 12, 1992.

Participants: Appointed by the City Council.

Citywide Workshops. In addition, a series of community workshops will be held at key points in the General Plan program to solicit input from all segments of the community.

Tentative Date: The first Citywide Workshop is tentatively scheduled for Thursday, October 1, 1992.

Participants: General public invited.

Planning Commission/City Council Workshops. In addition to the citywide workshops, public workshops with the Planning Commission and the City Council will be held at critical junctures in the General Plan program. These public hearings will be scheduled following the preparation of the Community Profile document and prior to the selection of a preferred General Plan alternative. They will be designed to solicit public input regarding the alternatives, as well as to explore community desires as to the direction which the preferred plan should take.

Tentative Date: January 1993.

Participants: General public invited.

All of the meetings described in the Citizen Participation program will be public, and representatives of the media are encouraged to attend.

V. GENERAL PLAN ORGANIZATION

The Calabasas General Plan will be completed in three documents: the Community Profile, the General Plan policy document, and the Environmental Impact Report.

Community Profile

The Community Profile will provide the factual basis upon which General Plan goals, concepts, and strategies will be prepared. In addition, the Community Profile will provide the existing setting and analysis of the impacts of future growth and change for the General Plan Environmental Impact Report. It will be organized into the following sections.

Community Development and Design. This section will provide the factual background and understanding necessary to facilitate decisions regarding the types and character of land uses desired for the City of Calabasas. It will meet the State's data and analysis guidelines for the Land Use and Housing Elements. In addition, the information provided in this section will provide the background data for the following optional elements: Historic Preservation, Urban Design, and Fiscal Management. The Community Development and Design section will address the following topics:

- Population
- Housing
- Land Use
- Community Design
- Historic/Cultural
- Fiscal Management

Municipal Facilities and Services. This section will provide the factual background and understanding necessary to meet the State's data and analysis guidelines for Circulation Elements. In addition, the information provided in the Municipal Facilities and Services section will provide the background data on the provision of essential municipal services within the City, and will focus on the relationship between services and land use character. The Municipal Facilities and Services section will address the following topics:

- Circulation and Transportation
- Infrastructure
- Educational Facilities
- Parks and Recreation
- Public Safety Services

Environmental Management. The Environmental Management section is divided into two subsections: Environmental Resource Protection and Environmental Hazards. The Environmental Resource Protection subsection will provide the factual background and understanding necessary to meet the State's data and analysis guidelines for the Open Space and Conservation Elements. In addition, the information provided in this subsection will provide the background data necessary to comply with the AQMD (Air Quality Management District) and SCAG (Southern California Association of Governments) requirement that local agencies address air quality issues. The Environmental Hazards subsection will provide the factual background and understanding necessary to meet the State's data and analysis guidelines for the Noise and Safety Elements. The Environmental Management section will address the following topics:

- Environmental Resource Protection
 - Hillside, Canyon, and Ridgeline Management
 - Open Space Lands Inventory
 - Air Quality
 - Biotic Resources
 - Water Resources
 - Mineral Resources
- Environmental Hazards
 - Geology & Seismicity
 - Fire Hazards
 - Noise
 - Hazardous Materials
 - Disaster Response

Growth Management. The Growth Management section will evaluate the explicit and implicit actions now in place within the City and General Plan Study Area that have growth management implications. This section will also present a conceptual review of the most frequently used growth management techniques employed by other municipalities in California, and evaluate the applicability of these techniques to the City of Calabasas.

General Plan Policy Document

The General Plan policy document will outline the goals, concepts, and strategies that the City will pursue to achieve its vision of the future. It will be organized into the following sections.

An Introduction to the Calabasas General Plan. This section of the policy document will provide an overview of the General Plan process in addition to an outline of State requirements. It will also include a clear vision statement of Calabasas' future, along with the general goals which will be pursued in accomplishment of that vision.

The Policy Statement. This section of the General Plan policy document will present the goals, concepts, and strategies which the City will pursue to achieve its vision. It will be divided into the following four subchapters: Community Development and Design, Municipal Facilities and Services, Environmental Management, and Growth Management. Each of these four subchapters will be structured in the following manner:

- Introduction: A brief overview of the purpose and contents of each Subchapter.
- Planning Issues: The specific issues which Calabasas must address to achieve its vision of the future will be assessed to provide a basis for developing the policy portion of the General Plan.
- Goals, Concepts, and Strategies: It is with these policy statements that the City will guide new development, manage its natural and man-made environments, and define the future character of Calabasas.
- Implementation Matrix: As a part of each Chapter, this quick reference summary will establish when, how, and by whom each strategy will be undertaken, and how the goals in the Plan will be accomplished.

General Plan Implementation and Monitoring Program. This portion of the General Plan will include a comprehensive implementation program. Written in "Housing Element style", the implementation program will not only describe specific implementation measures but also designate the person/agency responsible for carrying out the program, identify potential funding sources, and assign a general timeframe during which the action shall be initiated. The implementation monitoring program will also include a development review checklist. This comprehensive checklist will provide an often overlooked method by which individual development projects can be easily checked for consistency with policies contained in the General Plan.

Contact Person

All requests for additional information should be directed to Steven Harris, Community Development Director, at (818) 878-4225.

PKJT0830.CAL

Media Serving The City of Calabasas

TELEVISION		
Calabasas Communications Company (Calavision)	Post Office Box 8849 Calabasas, CA 91372	(818) 888-8335
Falcon Cable TV	24955 Pacific Coast Highway Malibu, CA 90265	1-800-782-4844
Lost Hills Communications	23480 Park Sorrento, Suite 2008 Calabasas, CA 91302	(818) 703-6875
MAGAZINES		
Lifestyle Magazine	5038 N. Parkway Calabasas Calabasas, CA 91302-1553	(818) 710-9079
Valley Magazine	16800 Devonshire Street, Suite 275 Granada Hills, CA 91344	(818) 368-3353
NEWSPAPERS		
Acom Newspaper	960 S. Westlake Boulevard Westlake Village, CA 91361	(818) 706-0266
Country & Canyon Times	3864 Las Flores Canyon Drive Malibu, CA 90265	(818) 597-8038
Daily News L.A.	Post Office Box 4200 Woodland Hills, CA 91365	(818) 713-3258
Las Virgenes Enterprise	6279 Varieo #C Woodland Hills, CA 91367	(818) 716-4161
Malibu Times, Inc.	3864 Las Flores Canyon Road Malibu, CA 90265	(818) 888-3004
News Chronicle	2595 Thousand Oaks Boulevard Thousand Oaks, CA 91362	(805) 496-3211
RADIO STATIONS		
KLF Cable Radio	7220 Owensmouth Avenue Canoga Park, CA 91303	(818) 716-8043
KWNK AM 67	6633 Fallbrook Avenue West Hills, CA 91307	(818) 887-1855

APPENDIX B. SUMMARY OF TARGETED INTERVIEWS



CITY OF CALABASAS GENERAL PLAN:

COMMUNITY ISSUES

APPENDIX B. SUMMARY OF TARGETED INTERVIEWS

At the onset of the public participation program, interviews were conducted with individual City Council members. The purpose of these one-on-one sessions was to allow for an uninhibited discussion of local issues. The questions in these interviews addressed the following major topics: community character, growth and development, homes, public services, infrastructure and public facilities, circulation, and jobs and shopping. These questions were also used to prepare a community issues questionnaire which was distributed to the General Plan Advisory Committee.

Findings from the interviews with City Council members and the questionnaires completed by the General Plan Advisory Committee are summarized and presented in this appendix.

- Summary of Targeted Interviews

TARGETED INTERVIEWS
QUESTIONNAIRE

CALABASAS GENERAL PLAN
PLANNING NETWORK PROJECT NO. 31900192-15

I. COMMUNITY CHARACTER AND GROWTH

A. What brought you to live in Calabasas?

Several respondents were attracted to Calabasas because of the hills, relaxed setting, rural community, the lake, open space, and wildlife. Schools, especially along with freeway access, and convenience were also important factors in their decision to move to Calabasas. One interviewee came to Calabasas (21 years ago) because of the affordable housing.

B. What characteristics make Calabasas a desirable community to live in?

The characteristics that brought many of the respondents to Calabasas are also the same characteristics that respondents felt make Calabasas a desirable community to live in. The majority of respondents were attracted by the hills, open space, wildlife, and a sense of separateness from the Los Angeles metropolitan area. Other responses included family ties, sense of community (a belief that things can get done), small town atmosphere, lifestyle, and property values.

C. What do you not like about Calabasas?

Responses to this question varied greatly. One person believed that planning needs to be different. It needs to be able to be proactive and not always defensive. Another felt that the predominance of gated areas destroys the sense of community. Two respondents did not like the commercial area and in general the poor quality of development and lack of public services.

D. What motivated you to become involved with local government?

The majority of the respondents became initially involved with local government during the incorporation process and had been active in their homeowners association. Several people became involved when specific projects threatened their community.

E. How would you describe the City of Calabasas and its residents, to someone who had never been here?

The residents of Calabasas were described as eclectic people in their lifestyles and work habits. Generally they are upper middle class, well-educated and informed. One respondent was concerned that the breakdown of traditional families has created a new, less visible, type of poverty in the City. Calabasas was described as a semi rural community surrounded by hills and open space, but adjacent to a major metropolitan center. It is the gateway to Santa Monica Mountains.

II. GROWTH AND DEVELOPMENT

- A. The current population of Calabasas is about 27,000. What size would you like to see the City of Calabasas being in 20 years -- about its current size? About 40,000, similar to Rancho Palos Verdes? About 50,000, similar to Camarillo? About 100,000, similar to Thousand Oaks or Simi Valley?

Respondents answers varied from 40,000, to 40,000 - 50,000. Others did not feel that growth should be determined by numbers, but that growth should be slow, controlled, and well planned. One person indicated that the issue was not total population, but density. The City should remain a low density community.

- B. What role should the City take in directing growth within the City limits?

Responses varied and included:

Respondents believed that the role the City is taking in relation to growth is what is being mandated by the public.

The City's current role in directing growth reflects need to change the "cruelly cynical" County system and to break up the area into small enough amounts to be accountable.

One person expressed the need to plan growth to coincide with infrastructure.

- C. What role should the City take in affecting growth outside the City limits?

All respondents agreed that the City should be actively involved with issues affecting growth outside the City limits, even on smaller projects. However, several of the people interviewed also indicated the importance of playing good politics.

- D. There are a number of projects proposed in or adjacent to the study area -- the Micor Project, Ahmanson Ranch, Malibu Terrace, the development of the Baldwin property, and the expansion of Soka University. How do you feel about these projects?

Micor

Most of the respondents indicated that the Micor Project is a well planned project, and should be viewed as a "model project" for the City and the Santa Monica Mountains.

However, one person interviewed was not happy with ultimate density, but happy with amount of open space dedication (30 percent developed and 70 percent open space).

Another person felt that the housing prices will be too high.

Ahmanson Ranch

No one interviewed supported the project.

One person described the project as absurd. Several felt that Calabasas was "set up" to absorb all the impacts associated with the project.

Malibu Terrace and the Baldwin Property

Respondents described these projects as too dense and poorly planned.

Soka

No one interviewed supported the expansion of the Soka facility.

III. HOMES

- A. A community's housing stock is made up of various types of housing units. We would like to get a feeling for what you believe to be the ideal mix of housing units in Calabasas. Please assign a percent of the total housing stock to each of the following -- detached single family residences, duplexes, townhouses, or apartments. For example, you may believe that ideally 90 percent of the homes in Calabasas would be detached residences, 5 percent townhouses, and 5 percent apartments.

Most respondents want to maintain the City as a low density suburban and rural enclave. Several people expressed the need to provide affordable housing through the construction of multiple family projects. However, there was concern that multi-family projects approved by Los Angeles County were not "done well". In general, they believed the projects were too dense and poorly designed.

- B. Construction of large homes on the hillsides has been discussed as something citizens generally oppose. However, it appears that people are concerned not specifically with building large houses, but with a number of other issues, such as obstruction of views, degradation of the slopes, excessive grading, excessive lot coverage, or the use of septic tanks.

There were many mixed feelings among respondents, some felt that there are too many large hillside homes and that they are destroying the environment. Other respondents felt that larger homes were ok as long as they were on larger lots and did not harm the environment. Specific concerns included: excessive lot coverage, destruction of slopes, improper location on ridgeline, and their impact on views and the small-town atmosphere of the community.

- C. Many of the residential projects in the City of Calabasas are gated. As a City Council member, what do you see as the advantages and disadvantages associated with this serving this type of development? How do you feel as an individual?

A majority of the respondents had mixed feelings about the number of gated communities in the City, because they cut off residents from the rest of the City, and give the impression that everyone is living in fear.

On the one hand, people interviewed believed that the gates provide homeowners with a feeling of security. However, several respondents believed that gates destroyed the sense of community, isolating various segments of the City. One person was particularly concerned about the conversion of existing non-gated residential neighborhood to gated communities, because many people choose to live in "ungated communities" and others may not be able to afford the additional expense.

IV. PUBLIC SERVICES

A. How would you rate the City's police service?

Respondents generally rated the City's police service as "good".

B. How would you rate the City's fire service?

All respondents agreed that the City's fire service is good.

C. What do you see as the needs of your community's youth/seniors?

In general, respondents indicated that the community is in need of youth/senior centers and facilities. One respondent indicated that the City should investigate the possibility of buying the Calabasas Tennis Club to use for a senior/youth center.

D. What kind of educational opportunities should your "ideal" Calabasas of the future have?

The one respondent that answered this question felt that more adult education should be provided through affiliation with Pepperdine or UCLA or CSUN.

E. What type of local health facilities and services will be needed in the future?

Again, the one respondent that answered this question felt that the possibility of free clinic services might be needed.

V. INFRASTRUCTURE AND PUBLIC FACILITIES

- A. Many of the homes in the canyons in and around Calabasas are on septic tanks approved by the County. How do you feel about the continued use of septic tanks in the City?

Septic tank use was not a major concern to those interviewed.

- B. There is currently only one park, Grape Arbor Park, in Calabasas. However, there are many private recreation facilities. Often these private facilities are located in areas that are traditionally public, such as adjacent to schools. This trend shifts the costs of maintenance and insurance to private homeowners associations, however, it also limits access to the general public. From the City's point of view, what are the advantages and disadvantages associated with this type of development?

All respondents agreed that there is a need for both public parks, and private community parks. Two respondents expressed the need for active recreation facilities, such as baseball fields, basketball courts, tennis courts, and soccer fields.

- C. Water quality and availability are major concerns in Calabasas. What should the City's role be?

One respondent was particularly concerned about water and water quality issues, since Malibu Creek is one of the last unpolluted drainage ways into the Santa Monica Bay.

- D. What infrastructure or public facilities does the City of Calabasas need, but has not been able to afford?

Respondents believed that the condition of the Lost Hills Bridge, and the lack of public transit services were the most important infrastructure and public facility improvements that need to be addressed.

- E. To what extent do you think developer fees can and should be used to provide public facilities and services?

Several respondents indicated that developers fees should be used to provide public facilities and services.

VI. CIRCULATION

A. What are the major circulation issues currently confronting the City?

Responses indicated that there are inadequate overpasses and bridges (Lost Hills Bridge), congestion, freeway traffic, poor quality roads, inadequate lighting, no public transit, too few access points to key areas of the City, and too much dependency on automobiles.

VII. JOBS AND SHOPPING

A. If it was your job to recruit businesses and jobs to Calabasas, how would you focus your efforts -- on retail facilities, on firms that would expand industrial employment opportunities, on companies that would expand office-based employment opportunities, or on a combination of these uses?

Most people believed there was too much commercial. They believed economic development efforts should focus on office development, or light manufacturing.

B. How aggressive a role in economic development should the City pursue?

Some respondents felt that the City should market itself as a desirable place to live and work. One person interviewed suggested using focused solicitation of individual businesses.

C. Many older cities have central business district that residents identify as the heart of their community. Does any area of the City of Calabasas currently function as a downtown? Does the City miss having a traditional downtown? Should an area be identified as the "future downtown", and if so, what should the City do to promote that area?

All those surveyed agreed that the City has no traditional downtown. However, some felt that the Kilroy project could be developed as a community focal point. One person suggested that two neighborhood centers be developed on the east and west sides of the City. Another person questioned whether the City needed a traditional downtown at all.

APPENDIX C. VISIONING CHARETTE



VIII. SUMMARY QUESTIONS

A. What are the most important immediate issues facing Calabasas?

A wide variety of responses were received for this question, including congestion, long term planning (get out of the crises response syndrome addressing traffic), growth and security, SOKA, Ahmanson Ranch, and major consequences of these developments.

B. What are the most important long-term issues facing Calabasas?

Again, a wide variety of responses were received, including:

"Need to define desired mix of uses, how much revenue producing use does Calabasas need", "be a well balanced, viable force in the greater community", "Preserving the long term beauty of the City, and be a healthy, productive, self-contained City".

C. What one important thing would you like to come out of the General Plan decision making process regarding the City's future?

Most of the respondents looked to the general plan as a tool of change. They described it as a method of identifying what needs to be protected and what needs to be changed. One person described it as an opportunity to make things better.

VISIONING CHARETTE APPENDIX

As part of the process to collect background input for the Community Design Element and General Plan process, a "Visioning Workshop" was held with interested citizens, members of the City Council and Planning Commission, and the General Plan Advisory Committee. The purpose of the workshop was to obtain first hand input from residents regarding their feelings about the visual/aesthetic elements of their community. The workshop process included various exercises including a field trip and role playing sessions aimed at soliciting input on issues related to how participants felt about their community.

Summarized below are the primary concerns/issues identified by workshop participants. It should be noted that it was not the purpose of the workshop to develop solutions to the issues raised.

Natural Environment Issues

- Preserve ridgelines
- Preserve hillsides/rolling hills
- Preserve oaks/oak woodlands
- Preserve canyons/watersheds

Positive Elements of Community Image

- Rural/open space
- Small scale
- Quiet/peaceful/family neighborhoods
- Old Town/Old West/Early California architecture
- Rural scenic corridors
- Calabasas Parkway

COMMUNITY ISSUES

APPENDIX C. VISIONING CHARETTE

Within the City of Calabasas, many issues relate to how residents visualize their community. To help residents describe how they see their City now, and what they would like to see in the future, a visioning charette was held. Participants included City Council members, Planning Commissioners, members of the General Plan Advisory Committee, and residents appointed by the City Council from the community at-large. During the Visioning Charette a series of exercises exploring community design issues were held. In addition, participants were asked to complete a community design survey.

A summary of the Vision Charette, a description of the Visioning Charette exercises, and the results of the community design survey are presented in this appendix.

- Summary of the Visioning Charette
- Visioning Charette Exercises
- Visioning Charette Survey Results

Negative Elements of Community Image

- Non-descript/tacky architecture
- Tract looking housing
- Car dealerships (scale, signs)
- Signs and billboards (freeway corridor)
- Developed ridgelines
- Las Virgenes Road commercial development north and south of Agoura Road
- Calabasas Road between Park Granada & Parkway Calabasas

Visual Resources

- View of hills from Calabasas Grade
- Mulholland Scenic Corridor
- Leonis Adobe
- Old Town
- Zuckerman Hill
- Views from Las Virgenes south of Lost Hills
- Well landscaped streets

While the above list is not meant to be a definitive list of all concerns on the minds of Calabasas residents, it is meant to provide an overall idea of the feelings/concerns that residents have about their community. It provides a piece to the puzzle, "What is the vision for the future of Calabasas?"

During the Workshop field trip, groups of participants were asked to observe commercial, office, and residential projects throughout the community and report their findings/opinions. The following list of concerns/issues summarize the opinions of Workshop participants concerning the City's architectural image:

Commercial/Office

- Buildings not set back from the street, minimal landscaping. Home Fed Bank was cited as an example.
- Lack of significant/outstanding architecture. Good Night Inn was cited as an example of an inappropriate architectural style. Calabasas Commerce Center was cited as an example of plain, box-like buildings.
- Signs in commercial areas dominate landscape and spoil the City's image. Examples include Las Virgenes Road commercial and automobile dealerships.
- Development along the freeway does not contribute positively to the community's image. Examples most often cited include billboards, retaining wall at Ralphs center, Jim Best automobile dealership (scale), and City Hall buildings.

Residential

- Lack of setbacks, no open space, lack of landscaping, and too high density in some multiple family projects. Examples include Calabasas Villas, Stony Creek, and Malibu Canyon Villas.
- Architecture is boxy and plain, no positive image. Same examples as above.
- Concerns for single family development included; houses too large for lot, lack of street landscaping, front setbacks too small, grading too severe/too regular, and development on ridgelines.

E. Trails (The following discussion may be more appropriate in the Circulation Element.

Hiking and bicycling trails contribute to the definition of the City's urban structure to a far lesser degree than its major streets; however, because the City is a crossroads between state and national parklands, and because of its rural scenic beauty, trails for hikers, bicyclists, and equestrians play an important role in the community and the surrounding region. From an community design perspective, trails are considered another form of linkages which help tie the various elements of the City together and give it form.

The California Polytechnic State University, Pomona "Foundation Planning Document" identified five significant trails within the City's sphere of influence. All are considered important links to the main "Backbone Trail" which runs 55 miles through the Santa Monica Mountains and connects Topanga State Park, Tapia County Park, Malibu Creek State Park, and Zuma Canyon County Park. The trail is under study by the Santa Monica Mountains Conservancy District and State and federal agencies, but has not been officially designated or slated for purchase. Important links to the trail that have been proposed for designation include:

- **Las Virgenes Trail**, running northward from Malibu Creek State Park along Las Virgenes Creek, intersecting and following for a short distance, the Calabasas/Cold Creek Lateral Trail, continuing north into Las Virgenes Canyon;
- **Valley Scenic Corridor Trail**, running northward from its connection with the Calabasas/Cold Creek Lateral Trail into Ventura County and a portion of the City of Los Angeles;
- **Calabasas/Cold Creek Lateral Trail** would run from Tapia County Park, connect with the Backbone Trail, pass along the ridge at the western edge of McCoy Canyon and end in Cheeseboro Canyon where it should intersect with the Zuma Ridge Regional Trail. This trail would traverse the Cold Creek watershed, the Significant Ecological Area, Calabasas Creek, and important ridgelines;
- **Topanga/Henry Ridge Regional Trail** would connect the San Fernando Valley with the mountains and the coast, intersecting the Backbone Trail and Topanga State Park. The southern portion would descend into Lower Topanga Canyon and the northern portion would follow Henry Ridge and the Summit to Summit Motorway; and
- **Stoke's Ridge Trail** running from Malibu Creek State Park north of Mulholland Highway, along the northern edge of the Cold Creek Watershed, intersecting the Calabasas/Cold Creek Lateral Trail and ending at Calabasas Peak.

CALABASAS GENERAL PLAN
VISIONING CHARETTE EXERCISES

Planning Network Project No. 31900192-07

Exercise 1 –Guess My City!

This is just a warm up exercise for the Workshop participants without any real product or results other than 1) acquainting workshop participants with one another and 2) getting them thinking about what makes certain things in a City memorable or identifiable (i.e., Rose Bowl/Pasadena, Disneyland/Anaheim, Rodeo Drive/Beverly Hills).

Urban Design Studio will prepare City tags that will be affixed to workshop participant's backs. The workshop participant will then need to ask people to look at his/her back and give clues as to their City such as size, county, special events, or special places. The goal is to have every person be able to identify what City they have attached to their back through clues from other workshop participants, to be done while sipping coffee and eating donuts.

Exercise 2 –Walk in Someone Else's Shoes: What Changes/Improvements Benefit Me the Most?

Each color group table is assigned a specific stakeholder interest in Calabasas and is asked to identify as many changes/improvements that benefit the stakeholder's interest. The stakeholder groups might be:

- Property Owners
- Local Residents
- Bankers
- Real Estate Agents
- City Government
- City Hall Staff
- Developers
- Consumers
- Senior Citizens
- Merchants

The color group table will debate many potential improvements or changes, select a spokesperson and relate the 5 most important improvements to the entire workshop. Each stakeholder group's improvements are recorded by Urban Design Studio. Following lunch, the 10 most common improvements of a healthy City environment are listed on a large sheet of paper for all to see.

Exercise 3 –Picture Ranking

Each person will be asked to walk around to see the pictures/objects that workshop participants brought and to select their two most favorite pictures or objects and verbally give the two numbers affixed to their favorites to the Urban Design Studio team.

Exercise 4 –Driving Tour

After the Picture Ranking exercise, each person will be asked to participate in the Driving Tour. Individuals will be assigned to cars and will be asked to look at specific parts of Calabasas, such as:

The Freeway. Examine development along the freeway looking at setbacks, landscaping, signs, and building design.

The Freeway Off-ramps. Examine how traffic moves or doesn't move and whether the offramp functions as a "gateway to the city". Identify specific features that affect how the area works, such as landscaping, signs, land uses, and building design.

Office/Business Park Uses. Visit the commercial/business park uses on Mureau Road near City Hall, on Calabasas Road and on Agoura Road east of Lost Hills Road. Think about how building design, landscaping, parking circulation, and pedestrian circulation work. Evaluate if the number of parking spaces is adequate and if the land uses are compatible.

Commercial/Retail Uses. Visit the commercial/retail uses in Old Town, on Las Virgenes Road south of the freeway, and on Calabasas Road. Think about how building design, landscaping, parking circulation, and pedestrian circulation work. Are there enough parking spaces? Are the land uses compatible?

Single Family Residential Uses. Visit the following single family neighborhoods: the area on the north side of Mulholland Drive north of the high school, the homes along Old Topanga Canyon Road, the new development on Paseo Primero, and the housing on Stokes Canyon Road. Compare them to your neighborhood or other neighborhoods you've lived in. Think about how building design, landscaping, setbacks, and circulation work.

Multiple Family Uses. Visit the following multi-family developments: the apartments on Las Virgenes north of the freeway, the developments on Lost Hills Road south of the freeway, and condominiums adjacent to Lake Calabasas. Think about how building design, landscaping, parking circulation, and pedestrian circulation work. Evaluate if the number of parking spaces is adequate and if the land uses are compatible.

Open Space and Parks. Visit Bay Laurel School, Grape Arbor Park, and the State Park. Think about how each of these open spaces serves the community: who uses it and how they use it.

LUNCH Provided by the City at 12:00

Exercise 5 –Orchids and Onions

Following lunch, participants will be asked to go to their respective color tables. After selecting a spokesperson, the table will debate and select the 10 Calabasas orchids (best) and the 10 Calabasas onions (worst). The spokesperson will present their selections for each category to the workshop audience. Urban Design Studio will select the 10 most common orchids and onions discussed by the spokesperson.

Exercise 6 --Vision Poster Unveiled

During lunch, Urban Design Studio will assemble the Calabasas Vision Poster. Urban Design Studio will attempt to verbally characterize the most popular design elements expressed in the poster such as:

- A Natural Environment
- Scenic Freeway Corridor
- High Quality Residential and Commercial Developments
- Citywide Parks and Trails Systems
- Scenic Views

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CALABASAS VISIONING CHARETTE QUESTIONNAIRE

1. What elements of the natural environment do you feel most strongly represent your image of Calabasas?

- 10 Ridgelines
- 9 Oak Trees
- 9 Open Space
- 6 Hills (natural state of)
- 2 Oaks, Pepper & Eucalyptus Trees in & around Old Town Calabasas
- 1 Scenic corridors (Old Topanga, Mulholland Hwy., Las Virgenes Rd, Hwy. 101)
- 1 Views from Mulholland Hwy & Dry Canyon-Cold Creek Road
- 1 Calabasas Creek
- 1 Clean Air
- 1 Wooded hillside west of North Las Virgenes Road
- 1 Freeway Corridor from Calabasas Grade to Las Virgenes Road
- 1 Las Virgenes Valley South of Lost Hills Road
- 1 Malibu Creek, Calabasas Creek
- 1 Wildlife
- 1 Small quaint shops on Calabasas Road (Old Town)
- 1 Canyons

2. Which major streets in the City, including adjacent buildings and landscaping to you feel best represent the way you would like Calabasas to look in the future?

- 8 Calabasas Road in Old Town
- 6 Parkway Calabasas
- 3 Park Sienna
- 3 Old Topanga, south of Mulholland Drive
- 2 Mulholland Hwy.
- 2 Mulholland Scenic Corridor (especially at Big Bend)
- 1 Las Virgenes Road, south of Lost Hills Road
- 1 Mureau Road
- 1 Parkway Calabasas between Calabasas Road and Park Entrada
- 1 Parkway Calabasas, except where Ralph's and the new construction is
- 1 Mulholland Hwy., west of Old Topanga
- 1 Mulholland Hwy. by Las Virgenes Road
- 1 Mulholland Hwy. near Calabasas High School
- 1 Cold Canyon
- 1 The streets in Calabasas Park
- 1 Old Topanga Canyon
- 1 Mureau Road from Las Virgenes Road to Calabasas Road
- 1 Mureau Road between Mtn. View East & Calabasas Academy (2 lane tree lined portion)
- 1 Agoura Road
- 1 Lost Hills Road

3. What do you like most about the streets you selected?

- 5 green, clean, mature vegetation
- 3 open (feeling of openness)
- 2 quiet
- 2 rural
- 1 clean
- 1 nicely paved
- 1 desolate and rustic
- 1 appropriate to the environment
- 1 landscaping
- 1 landscaping well done in park
- 1 natural landscaping along Mulholland Drive
- 1 gentle curves, blends with terrain
- 1 scenic variety
- 1 it suggests a state of mind
- 1 not an unduly urban character
- 1 natural feel and/or uniqueness
- 1 symbolic qualities and visual relief or stimulation

4. What is your least favorite major street and why?

- 3 - Las Virgenes Road - In a scenic corridor, development has put ugly buildings, blighted signage, too much density, traffic, and noise.
- 1 - Las Virgenes Road north and south of Agoura Road - The afterbirth of L.A. County's Santa Monica Mountains Area Plan.
- 1 - Las Virgenes Road north of A.E. Wright School.
- 1 - Las Virgenes Road north of Agoura Road - Cluttered with stores, signs, traffic.
- 1 - North Las Virgenes Road - too many parked cars on the street.
- 1 - 101 Freeway - double ugly between Valley Circle and Parkway Calabasas.
- 1 - Calabasas Road - because of a mish-mash of commercial development.
- 1 - Calabasas Road in front of Kilroy-Ahmanson - too crowded, under construction, no bike lanes.
- 1 - Calabasas Road between Park Granda & Parkway Calabasas - some ugly buildings, too high density.
- 1 - Calabasas Road between Ralphs Market & Parkway Calabasas overpass
- 1 - Calabasas Road from Old Town to Calabasas Parkway
- 1 - Mulholland Hwy, between Calabasas High School and Mulholland Drive - Utility poles, lack of street trees, poor or no design control of walls.
- 1 - Intersection of Calabasas Parkway and Calabasas Road - Freeway off-ramps.

5a. As you pass through Calabasas on Highway 101, what is your impression of the City? (positive)

- 10 - rolling hills
- 2 - minimal development on the ridgelines
- 1 - quick transition from sloppy urban scene to open space/savannah/oak woodlands.
- 1 - distant views of Santa Monica Mountains and Las Virgenes Valley west of Las Virgenes Road.
- 1 - not much signage
- 1 - lack of signals
- 1 - west of Mureau Road Bridge
- 1 - oak trees along Calabasas Grade
- 1 - rural, open space as you travel west

5b. As you pass through Calabasas on Highway 101, what is your impression of the City? (negative)

- 5 - car dealerships
- 3 - poles, signs, billboards
- 3 - Acura/Jim Bess signs, signs behind Ralphs center against County and City Ordinances.
- 2 - concrete urban, architecture gone amok
- 1 - back side of commercial buildings
- 1 - dry, tacky, does not represent the real beauty of the hills.
- 1 - brick wall behind Ralphs
- 1 - lack of trees and drought tolerant vegetation
- 1 - the only identity the City has from the freeway is Calabasas grade north-bound before Las Virgenes Exit.
- 1 - ridgeline above Parkway Calabasas

5c. As you pass through Calabasas on Highway 101, what is your impression of the City? (neutral)

- 1 - bridge and thoroughfare infrastructure
- 1 - Saratoga Hills
- 1 - commercial office development along Agoura Road is reasonably well designed

6. If the City were to consider a street beautification program, what major streets should receive priority treatment?

- 6 Calabasas Road
- 4 Mulholland Hwy. (through Mulwood area)
- 3 Mulholland Hwy. between Mulholland Drive and Old Topanga
- 2 Las Virgenes Road
- 2 Las Virgenes Road, south of freeway
- 1 Calabasas Road West of Parkway Calabasas (dead end)
- 1 Calabasas Road in front of Kilroy-Ahmanson
- 1 Mulholland Hwy.
- 1 Mulholland Hwy. north of Calabasas High School
- 1 Mulholland Hwy. at Calabasas Highlands near geodesic dome
- 1 Highway 101 (entire city length)
- 1 Las Virgenes Road from Lost Hills to Ventura County Line
- 1 Las Virgenes Road, north and south of freeway
- 1 Las Virgenes Road from 101 to A.E. Wright Middle School
- 1 Las Virgenes/Malibu Canyon
- 1 Lost Hills Road
- 1 End of Calabasas Road - Junkyard past psychiatric hospital
- 1 Canwood Avenue
- 1 Old Topanga Canyon Road north to Valmar
- 1 Thousand Oaks Boulevard through Malibu Canyon (don't widen)

7. List 3 of the City's most important visual resources. Be specific as to names of places and locations, if possible.

- 6 - View of hills coming down Calabasas Grade west on Hwy. 101 (Hwy 101 corridor)
- 4 - Mulholland scenic corridor
- 2 - Leonis Adobe - point of interest
- 2 - Zuckerman Hill
- 2 - Old trees on rolling hills
- 2 - Park areas in Calabasas park
- 2 - Views all around Las Virgenes Road south of Lost Hills Road
- 1 - Views from East & West from the crests of Mulholland & Paul Revere West and at Dry Canyon - Cold Creek Road
- 1 - All views on the Calabasas Grade
- 1 - Waterfalls at Calabasas Park Estates
- 1 - Old Topanga Canyon, south of Mulholland Hwy.
- 1 - Malibu Creek
- 1 - Las Virgenes/Malibu Canyon Corridor
- 1 - Summit to Summit/Calabasas Peak Hwy. ridgeline
- 1 - Continental Communities Property
- 1 - Stokes Canyon/Cold Creek watershed
- 1 - Stunt Road
- 1 - Old Town
- 1 - Ridgelines and open space

8. Describe your ideal image for Calabasas in the future.

- 5 - rural
- 5 - open space
- 4 - trees
- 2 - quiet environment/quiet family neighborhoods
- 1 - scenic and geographic and emotional gateway to the Santa Monica Mountains and National Recreation Area
- 1 - Upscale, residential community
- 1 - green
- 1 - family neighborhoods
- 1 - limited growth
- 1 - blue skies
- 1 - some commercial/retail
- 1 - construction set back with minimum heights.
- 1 - suburban/urban
- 1 - suburban
- 1 - land conforming buildings that is also sensitive to our natural surrounding
- 1 - clustered homes with open space
- 1 - natural streams and ridgelines
- 1 - rural/suburban
- 1 - residences well hidden by vegetation
- 1 - rural dwarfed by the open space and ridges

9. Do you think the City should spend money to erect custom designed entry signs at major entrances to the City?

- 5 - Strongly Support
- 5 - Support
- 2 - No Opinion
- 2 - Opposed

10. If you support the idea of City entry signs, but you could only place them at 3 locations, where would they be?

- 6 - Valley Circle/Calabasas Road (entrance to Old Town)
- 3 - south on Las Virgenes Road
- 3 - west on Mulholland Highway
- 3 - Mulholland Dr/Mulholland Hwy
- 2 - Las Virgenes Road/Mulholland Hwy
- 2 - Las Virgenes Road/Agoura Rd.
- 1 - Parkway Calabasas
- 1 - Las Virgenes Road/Lost Hills Road
- 1 - Calabasas Road near Parkway Calabasas
- 1 - City boundaries - east and west end
- 1 - Freeway entrance
- 1 - Lost Hills
- 1 - Hwy. 101 E/W and N/S

11. Do you want Calabasas to adopt an architectural design guidelines package to encourage specific design themes.

- 8 - Yes, definitely
- 2 - No Opinion
- 4 - No, definitely not

12. If yes, what theme would be appropriate for Calabasas?

- 3 - Old West
- 2 - Traditional (i.e. Western, Spanish, Early Californian, Mission era)
- 2 - tile and earth tones, rustic
- 2 - no tract looking houses
- 1 - Wouldn't want to limit to one - Don't want tract looking housing - too uniform
- 1 - Old West in Old Town, Mediterranean in Calabasas Park, Ranch houses in Mulwood, etc.

APPENDIX D. CITYWIDE WORKSHOP



COMMUNITY ISSUES

APPENDIX D. CITYWIDE WORKSHOP

Throughout the General Plan program, a series of citywide workshops will be held. The purpose of these workshops is to solicit input from the community at-large at key points during the Calabasas General Plan program. The first meeting was designed to explain the General Plan process and to work with members of the community to identify and prioritize issues currently facing the City.

To do this, a technique called issues identification was used. The first part of the process was a "brainstorming" session. Participants were asked to come up with descriptions of their community:

- What they liked about it;
- What they did not like about it;
- What they would like to change and what they would like to preserve.

Ideas were proposed, without making any critical assessments. Each new idea was recorded on a large tablet as it was proposed. When one sheet was full, it was hung on the wall and another sheet started. When the ideas were exhausted, each participant was given five dots and asked to place them next to the issues that they felt were the most important.

The result of the first citywide forum are presented in this appendix.

- Citywide Workshop, October 1, 1992.

CITY OF CALABASAS

COMMUNITYWIDE WORKSHOP

October 1, 1992

ISSUES		# OF CONCERNED
1. REASONS PEOPLE MOVED TO CALABASAS		
a.	Schools	
b.	More Rural Atmosphere	5
c.	Open Space	9
d.	Warm Climate	
e.	High Elevation of Lot	
f.	Quiet	
g.	Blue skies	1
h.	Useable Open Space - Trails	
i.	Convenience to Los Angeles	
j.	Dark Night	2
k.	Mulholland Highway	2
l.	All Scenic Corridors	1
m.	Low Density	4
n.	Little Commercial	2
2. ASSETS IMPORTANT ENOUGH TO DRIVE FOR		
a.	Good Place for Children	1
b.	Different from San Fernando Valley	1
c.	Identification with Land	1
d.	Coexist with Natural Environment	3
e.	Physical Separation of Housing	
f.	Access to Santa Monica Mountains	
g.	Edge of Urban Area	1
h.	Low Crime - Security	4
i.	End of Line -- Little Traffic	
j.	Open Ridgelines	9

VI. SUMMARY OF FINDINGS

Community Growth and Change Issues

- * Calabasas residents are satisfied with the quality of life in the community, but they are concerned about the impacts of continued growth.
- * Residents are supportive of policies that will strengthen the identity of Calabasas as a unified community.
- * Residents are concerned about urban problems such as crime and traffic which they see linked to continued rapid growth of the community.
- * There is strong interest in limiting the rate and magnitude of future growth in the community.
- * Housing affordability issues such as first-time buyer programs are much more important to the minority of the community who rent their dwellings than to the majority who are homeowners.
- * There is very little community support for apartments and higher density housing.
- * Housing for seniors is one change which is supported by many Calabasas residents.
- * Residents express strong support for policies designed to protect the environment including open space preservation, hillside protection, grading restrictions, oak tree protection and sign ordinances.

Economic Development Issues

- * Residents make their basic purchases locally, but travel to the San Fernando Valley for most of their higher-order shopping needs.

- * The community is divided over the need for additional shopping opportunities in Calabasas. Substantial numbers of residents are strongly for and strongly against the need for additional retail stores.
- * The need for additional quality restaurants is one area where residents are likely to be in agreement.
- * Residents are not overly concerned about the need for additional employment opportunities in Calabasas.
- * Opposition is strongest to the growth of industrial jobs; office and retail jobs are considered more acceptable. Low and moderate income households view industrial jobs more favorably than do higher income households.

Local Service Issues

- * Residents are satisfied with the quality of major local services such as sheriff and fire.
- * Residents are very dissatisfied with the quality of recreation, cultural and age-specific services including senior services, youth and teen recreation programs, library services, and cable TV.
- * Residents cite specific needs for additional park facilities, a community center, museums and theaters.
- * The City is not expected to provide for all the cultural and recreation needs of the community. A balance of public and private efforts is preferred.
- * Many Calabasas residents are also dissatisfied with traffic conditions in the community. Problems include major streets such as Mulholland Highway and Las Virgenes Road as well as local streets where through traffic disrupts neighborhoods.

SURVEY QUESTIONNAIRE AND RESPONSES

COMMUNITY ATTITUDE SURVEY

CITY OF CALABASAS

1. How would you describe the quality of life in Calabasas today?

Very satisfactory	131	32.9%
Satisfactory	246	61.8
Unsatisfactory	21	5.3
Total	398	100.0%
No Response	1	

2. How would you compare the quality of life in Calabasas today with five years ago?

Improved	32	8.0%
About the Same	91	22.9
Declined	159	40.1
Not here 5 years ago	115	29.0
Total	397	100.0%
No Response	2	

3. Which of the following best describes the residential land use pattern of Calabasas?

Highly fragmented; not a unified community	121	31.2%
Somewhat fragmented; moderate sense of community	235	60.6
Not fragmented; a unified community	32	8.2
Total	388	100.0%
No Response	11	

4. How important is it for the City to adopt policies designed to strengthen the identity of Calabasas as a unified community?

Very important	264	67.1%
Somewhat important	106	27.0
Not very important	23	5.9
Total	393	100.0%
No Response	6	

5. How would you describe the character of your neighborhood?

Rural, with few improvements	17	4.3%
Rural, with some improvements	105	26.3
Suburban Los Angeles	195	49.3
Exclusive enclave	56	14.3
No discernable character	18	4.6
Total	391	100.0%
No Response	8	

6. Would you like to see the character of your neighborhood protected?

Yes	384	98.5%
No	6	1.5
Total	390	100.0%
No Response	3	

7. Please rate the importance of each of the following land use and design issues to be addressed in the future planning of the City.

	<u>Very Important</u>		<u>Somewhat Important</u>		<u>Not Very Important</u>		<u>Total</u>	<u>No Resp.</u>
Open space preservation	357	90.8%	32	8.2%	4	1.0%	393	6
Residential code enforcement	287	73.3	88	22.6	14	3.6	389	10
Historic preservation	243	62.5	111	28.5	35	9.0	389	10
Public parks	271	69.7	93	23.9	25	6.4	389	10
Sign guidelines	222	58.1	127	33.3	33	8.6	382	17
Hillside protection	346	88.7	41	10.5	3	0.8	390	9

8. Please rate the following approaches to open space protection?

	<u>Strongly Support</u>		<u>Support</u>		<u>No Support</u>		<u>Total</u>	<u>No Resp.</u>
Annexation of undeveloped areas	192	55.3%	112	32.6	40	11.6%	344	55
Protection of oak trees	298	76.4	86	22.1	6	1.5	390	9
Limitations on hillside grading	324	83.9	59	15.3	3	0.8	386	13
Density transfers	143	51.3	99	35.4	37	13.3	279	120
Purchase of development rights	119	37.4	124	39.0	75	23.6	318	81
Purchase of property by conservation groups	207	57.3	119	33.0	35	9.7	361	38

9. Do you agree that the grading of hillsides in the past has been done in a manner that is sensitive to environmental and scenic concerns?

Yes in nearly all instances	42	11.1%
Yes in some instances; no in others	235	61.3
No in nearly all instances	103	27.1
Total	380	100.0%
No Response	19	

10. How would you describe the freeway corridor through Calabasas?

Very attractive	29	7.6%
Somewhat attractive	154	40.4
Unattractive	147	38.6
Very unattractive	51	13.4
Total	381	100.0%
No Response	18	

11. The City recently adopted a Scenic Corridor Ordinance that identifies and protects scenic areas of the City. What issues would you like to see addressed in the implementation of the Ordinance?
(Select any that apply)

Sign control	266	66.7%
Design control of adjacent properties	202	50.6
Landscaping programs	310	77.7
Increased setbacks for development	238	59.6
Review of building design	203	50.9

12. What is your opinion of the housing mix in the City of Calabasas?

	<u>Not Enough</u>		<u>About Right</u>		<u>Too Many</u>		<u>Total</u>	<u>No Resp.</u>
Single family residences	55	14.8%	267	72.0%	49	13.2%	371	28
Townhomes/Condos	21	5.5	217	57.6	139	36.9	377	22
Apartments	19	5.3	153	42.7	186	52.0	358	41
Mobile homes	16	5.0	178	55.2	128	39.3	322	77
Senior housing	104	33.8	173	56.2	31	10.0	308	91
Gated communities	50	13.4	204	54.7	119	31.9	373	26

13. Which of these conditions, if any, do you view as a problem in your neighborhood at the present time?

	<u>Very Serious</u>		<u>Somewhat Serious</u>		<u>Not Very Serious</u>		<u>Total</u>	<u>No Resp.</u>
General housing maintenance	28	8.4%	68	20.3%	239	71.3%	335	64
Yard maintenance	32	9.6	80	24.0	222	66.5	334	65
Outside storage of inoperable vehicles, appliances or "junk"	41	12.2	60	17.9	235	69.9	336	63
On-street parking	43	12.5	90	26.3	210	61.2	343	56
Recreational vehicle parking	29	8.7	67	20.1	237	71.2	333	66
Crime, gangs, graffiti, drugs	51	14.8	117	34.0	176	51.2	344	55
Limited access to gated areas	22	7.2	49	16.1	233	76.7	304	95
Traffic speed	117	32.7	125	34.9	116	32.4	358	41
Freeway noise	46	13.6	75	22.3	216	64.1	337	62

14. Please rate the importance of each of the following housing issues to be addressed in future planning of the City:

	<u>Very Important</u>		<u>Somewhat Important</u>		<u>Not Very Important</u>		<u>Total</u>	<u>No Resp.</u>
Need for more affordable housing	64	17.2%	89	23.9%	219	58.9%	372	27
Need for more upscale housing	53	14.6	106	29.2	204	56.2	363	36
Need for small lots	11	3.2	47	13.6	288	83.2	346	53
Need for large lots	80	22.7	128	36.4	144	40.9	352	47
Need for programs to help first-time home buyers	83	23.4	118	33.2	154	43.4	355	44
Protecting neighborhood quality	360	92.5	22	5.7	7	1.8	389	10
Reducing neighborhood noise	209	56.2	119	32.0	44	11.8	372	27

15. Do you view any of the following as a problem with respect to the construction of large homes or mansions on hillsides?

	<u>Serious Problem</u>		<u>Somewhat Problem</u>		<u>Not a Problem</u>		<u>Total</u>	<u>No Resp.</u>
Degradation of the slopes	202	57.2%	103	29.2%	48	13.6%	353	46
Excessive grading of slopes	221	62.6	93	26.3	39	11.1	353	46
Excessive lot coverage	160	46.6	120	35.0	63	18.4	343	56
Obstruction of views	193	55.1	100	28.6	57	16.3	350	49
Use of septic tanks	140	42.4	103	31.2	87	26.4	330	69

16. What level of population growth do you believe is appropriate for Calabasas in the future?

Slower than the growth of recent years	317	81.3%
About the same as the growth of recent years	67	17.2
Faster than the growth of recent years	6	1.5
Total	390	100.0%
No Response	9	

17. The current population of Calabasas has been estimated to be about 27,000. What would you like to see the population of Calabasas at in 20 years?

About the same as today	194	50.3%
40,000 (similar in size to Rancho Palos Verdes)	130	34.0
50,000 (similar in size to Camarillo)	37	9.7
70,000 (similar in size to Carlsbad)	8	2.1
100,000 (similar in size to Thousand Oaks)	4	1.0
Other	9	2.4
Total	382	100.0%
No Response	17	

18. What, if any, would be your major concerns if Calabasas continues to grow as it has in recent years?

Traffic	166	41.6%
Overcrowded City	77	19.3
Crime	74	18.5
Overcrowded Schools	38	9.5
Loss of Open Land	37	9.3
Noise	36	9.0
Pollution	32	8.0
Loss of Rural Atmosphere	25	6.3
Taxes	18	4.5
Access to Freeway / Parks	13	3.3
Law Enforcement Presence	8	2.0
Lower Home Value	7	1.8
Strain on Public Services	6	1.5

19. Where do you obtain most of the following goods and services?
(Please select one of the following places for each category)

Groceries

Thousand Oaks	2	0.5%
Westlake Village	7	1.9
Agoura Hills	39	10.5
Calabasas	273	73.8
San Fernando Valley	42	11.4
Other	7	1.9
Total	370	100.0%
No Response	29	

Appliances

Thousand Oaks	13	3.5%
Westlake Village	6	1.6
Agoura Hills	17	4.6
Calabasas	5	1.4
San Fernando Valley	301	81.8
Other	26	7.1
Total	368	100.0%
No Response	31	

Clothing

Thousand Oaks	32	8.9%
Westlake Village	4	1.1
Agoura Hills	2	0.6
Calabasas	8	2.2
San Fernando Valley	278	77.0
Other	37	10.2
Total	361	100.0%
No Response	38	

Furniture

Thousand Oaks	11	3.1%
Westlake Village	3	0.9
Agoura Hills	7	2.0
Calabasas	5	1.5
San Fernando Valley	250	72.7
Other	68	19.8
Total	344	100.0%
No Response	55	

Home Improvement

Thousand Oaks	27	7.6%
Westlake Village	3	0.8
Agoura Hills	30	8.5
Calabasas	12	3.4
San Fernando Valley	255	71.8
Other	28	7.9
Total	355	100.0%
No Response	44	

Restaurants

Thousand Oaks	6	1.9%
Westlake Village	11	3.5
Agoura Hills	24	7.6
Calabasas	47	14.3
San Fernando Valley	184	58.0
Other	45	14.2
Total	317	100.0%
No Response	82	

20. Do you agree or disagree that there is a need for new retail stores and services in Calabasas?

Strongly agree	77	19.8%
Agree	121	31.1
Disagree	108	27.3
Strongly disagree	83	21.3
Total	389	100.0%
No Response	10	

21. Which, if any, of the following additional stores and services are needed?
(Check any that apply)

Automotive services	36	9.0%
Upscale department store & shops	90	22.6
Small specialty stores	119	29.3
Home improvement center	86	21.6
Quality restaurants	229	57.4
Fast-food restaurants	27	6.8
Grocery store	102	25.6
Movie theater	146	36.6
Large discount store	50	12.5
Commercial recreation	35	8.3
Health club	82	20.6
Specialty retail	10	2.5
Recycling center	3	0.3

22. Do you agree or disagree that there is a need for more of the following types of jobs in Calabasas?

	Strongly Agree		Agree		Disagree		Strongly Disagree		Total	No Resp.
Industrial	17	5.0%	28	3.3%	105	31.3%	186	55.4%	336	53
Office	61	17.4	107	30.6	99	28.3	33	23.7	350	49
Retail/service	57	16.2	126	35.3	34	26.7	75	21.3	352	47

23. What type of development, if any, should the City encourage along the freeway corridor?

Industrial	3	0.8%
Office/Business park	34	9.1
Retail	11	3.0
Mixed business uses	116	31.0
Residential	2	0.5
Mixed business and residential	40	10.7
No development	168	44.9
Total	374	100.0%
No Response	27	

24. What is the proper role of city government in promoting local economic development?

Local government has little or no reason to be involved	36	10.1%
Local government can assist private businesses when necessary, but most initiatives should come from private investors	144	40.5
Local government should do all it can to promote appropriate economic development	176	49.4
Total	356	100.0%
No Response	43	

25. How would you describe the quality of each of the following local services?

	<u>Very Satisfactory</u>		<u>Satisfactory</u>		<u>Not Satisfactory</u>		<u>Total</u>	<u>No Resp.</u>
Police protection	127	34.5%	197	53.5%	44	12.0%	368	31
Fire protection	182	49.3	182	49.3	5	1.4	369	30
Animal control	111	31.3	206	58.0	38	10.7	355	44
Local parks	60	17.5	170	49.7	112	32.7	342	57
Recreation programs	24	7.7	143	46.1	143	46.1	310	89
Senior Center	16	7.0	86	37.4	128	55.7	230	169
Library services	40	12.3	113	34.8	172	52.9	325	74
Cable TV	24	6.7	149	41.9	183	51.4	356	43
Dial-A-Ride	21	11.4	119	64.7	44	23.9	184	215
Traffic control	35	9.6	187	51.2	143	39.2	365	34
Street maintenance	56	15.4	227	62.4	81	22.3	364	35
Trash collection & disposal	117	31.4	241	64.6	15	4.0	373	26
Sewers	72	21.6	246	73.7	16	4.3	334	65
Code enforcement	47	15.8	206	69.4	44	14.8	297	102
Overall City government	54	16.4	239	72.6	36	10.9	329	70

26. Should the city continue to contract with Los Angeles County for fire and sheriff services?

City should continue to contract for services	173	49.2%
City should provide services if costs are the same	149	42.3
City should provide services even if costs are higher	30	8.5
Total	352	100.0%
No Response	47	

27. Please indicate whether you view any of the following as serious problems in Calabasas:

		<u>Very Serious</u>		<u>Somewhat Serious</u>		<u>Not Very Serious</u>		<u>Total</u>	<u>No Resp.</u>
Traffic problems along Mulholland Dr & Las Virgenes Rd		119	33.2%	166	46.4%	73	20.4%	358	41
Use of residential neighborhood streets by through traffic		132	36.8	110	30.6	117	32.6	359	40
Insufficient bike paths		108	30.2	149	41.6	101	28.2	358	41
Need for additional public transportation		85	24.6	133	38.4	128	37.0	346	53
Shortage of rideshare programs		44	14.4	116	38.0	145	47.5	305	94
Limited access between various areas within Calabasas		76	21.6	133	37.8	143	40.6	352	47
East/West travel in Calabasas		81	23.8	133	39.0	127	37.2	341	58

28. Are you concerned that narrow canyon roads may restrict emergency access in your area of Calabasas?

Strongly concerned	45	11.8%
Somewhat concerned	108	28.3
Not concerned	229	59.9
Total	382	100.0%
No Response	17	

29. Please rate the quality of recreation and cultural facilities in Calabasas for each of the following groups:

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Total</u>	<u>No Resp.</u>
Families	21 7.1%	87 29.7%	96 32.8%	89 30.4%	293	106
Youths (5-14)	14 5.3	60 22.6	103 38.9	88 33.2	265	134
Teenagers (15-19)	7 2.8	45 17.7	97 38.2	105 41.3	254	145
Adults	11 3.8	66 22.7	119 40.9	95 32.6	291	108
Senior citizens	10 4.0	38 15.0	98 38.7	107 42.3	253	146

30. Would you like to see improvements or additions to the cultural and recreational facilities in Calabasas?

Yes	308	85.3%
No	53	14.7
Total	361	100.0%
No Response	38	

31. If yes, what?

Park and Facilities	61	15.3%
Community Center	60	15.0
Cultural : museums and theaters	42	10.5
Make the private tennis club public	16	4.0
Library	13	3.3
Bicycle Paths	8	2.0
Restaurants	8	2.0
Golf Course	4	1.0

32. What mix of public and private recreation do you believe is appropriate for Calabasas?

Strong reliance on City facilities and programs	52	14.7%
Balance between City and private recreation	265	74.8
Strong reliance on private facilities and programs	37	10.5
Total	354	100.0%
No Response	45	

33. What is your opinion of current City efforts to communicate available services, current civic events and other noticing?

Very satisfactory	28	7.6%
Satisfactory	140	38.3
Unsatisfactory	144	39.3
Very unsatisfactory	54	14.8
Total	366	100.0%
No Response	33	

34. What area of Calabasas do you live in (please refer to the map)?

Area 1/Malibu Canyon	58	15.0%
Area 2/Saratoga Hills	19	4.9
Area 3/Lost Hills	55	14.2
Area 4/Calabasas Park North	11	2.8
Area 5/Calabasas Park South	36	9.3
Area 6/Calabasas Highlands	32	8.3
Area 7/Calabasas Park Lake Area	65	17.0
Area 8/Mulwood	110	28.5
Total	386	100.0%
No Response	13	

35. Do you believe that the interests of your area of Calabasas are adequately represented in City government?

Yes on most issues	158	48.9%
Yes on only some issues	104	32.2
No on most issues	61	18.9
Total	323	100.0%
No Response	76	

36. Which best describes your current housing unit? (Select one)

Single family home	278	70.4%
Townhome/condominium	49	12.4
Apartment	41	10.4
Mobile home	27	6.8
Group quarters	0	0.0
Other	0	0.0
Total	395	100.0%
No Response	4	

37. Do you live in a gated community?

Yes	51	12.9%
No	344	87.1
Total	395	100.0%
No Response	4	

38. Please indicate whether you own or rent your dwelling?

Own	338	85.6%
Rent	57	14.4
Total	395	100.0%
No Response	4	

39. How many years have you lived in the Calabasas area?

Average: 9.8 years
Median: 7
Range: 43

40. How many years have you lived in your present dwelling?

Average: 8.5 years
Median: 6
Range: 43

41. Do you expect to still be living in Calabasas five years from now?

Definitely yes	137	35.2%
Probably yes	180	46.3
Probably not	56	14.4
Definitely not	16	4.1
Total	389	100.0%
No Response	10	

42. What is the amount of your monthly rent/mortgage payment?

Under \$500	45	12.1%
\$500 - 749	47	12.7
\$750 - 1,000	48	12.9
\$1,000 - 1,499	72	19.4
\$1,500 - 1,999	43	11.6
\$2,000 - 2,499	40	10.8
\$2,500 - 2,999	24	6.5
\$3,000 - 3,499	19	5.1
\$3,500 - 3,999	14	3.8
\$4,000 or more	19	5.1
Total	371	100.0%
No Response	28	

43. Which statement best describes your present housing costs?

I could afford to pay more if I had to	135	35.9%
I am paying about what I can afford	193	51.3
I am paying more than I can afford	48	12.8
Total	376	100.0%
No Response	23	

44. How many people live in your household?

Average: 2.8 persons
Median: 2
Range: 7

45. Please indicate the number of residents in your household by age category:

Age	Age	Age	Age	Age	Age	Age	Age	Age
<u>0-4</u>	<u>5-9</u>	<u>10-14</u>	<u>15-19</u>	<u>20-29</u>	<u>30-39</u>	<u>40-54</u>	<u>55-64</u>	<u>65+</u>
69	79	58	50	124	161	304	146	77

46. Please indicate the ethnic/racial background of members of your household:
(Check any that apply; total exceeds 100 percent because some households indicated more than one category)

White (non-Hispanic)	375	94.0%
Hispanic/Latino	13	3.3
Black/African-American	2	0.5
Asian/Pacific Islander	14	3.5
Native American Indian	0	0.0
Other	5	1.3

47. Which of the following best describes the last grade attended in school for the household member with the most education?

Grade school	1	0.3%
Some high school	2	0.5
Completed high school	17	4.3
Some college	55	14.1
Two year college degree	26	6.7
Four year college degree	117	29.9
Graduate/professional degree	173	44.2
Total	391	100.0%
No Response	8	

48. Please indicate the category which includes your annual household income so that we can better interpret the survey results (your responses will remain confidential):

Under \$14,999	2	0.5%
\$15,000-19,999	5	1.3
\$20,000-29,999	21	5.7
\$30,000-44,999	39	10.5
\$45,000-59,999	41	11.1
\$60,000-79,999	50	13.5
\$80,000-99,999	42	11.4
\$100,000-149,999	77	20.8
\$150,000-199,999	38	10.3
\$200,000 or more	55	14.9
Total	370	100.0%
No Response	29	

**APPENDIX F.
GENERAL PLAN
ADVISORY COMMITTEE
MEETING 1 -- CALABASAS
TIMELINE**



COMMUNITY ISSUES

APPENDIX F. GENERAL PLAN ADVISORY COMMITTEE MEETING 1 --
CALABASAS TIMELINE

At the October 12, 1992 General Plan Advisory Committee meeting, the group met to define the issues that have shaped their community. To facilitate the process, a wall-size timeline was unveiled which illustrated community milestone dates. As part of the evening's discussion, committee members were asked to identify critical events that have affected their community. The events were then recorded on the timeline.

The results of this exercise present a clear picture of the events that led to the City's incorporation. It also outlines the history of the issues the community currently faces.

- Agenda - General Plan Advisory Committee Meeting, October 12, 1992
- Calabasas Timeline

AGENDA

Calabasas General Plan General Plan Advisory Committee

**Monday, October 12, 1992
Calabasas City Hall**

I. INTRODUCTION

- A. General Plan Advisory Committee Members
Individual Introductions
- B. Issues Identification Program

II. THE CALABASAS TIMELINE

III. THE QUESTIONNAIRE

City of Calabasas

From B. C. To 1950

3,000 B.C.

Native village documented just west of Westlake Village.

1542

First recorded observation of smog by Spanish explorers upon observing smoke from Indian Campfires.

1781

Los Angeles was founded.

1850

California becomes the 31st state.

1880

First Calabasas school built.

1886

First Calabasas Post Office established.

1889

Miguel Leonis, the Basque "King of Calabasas" killed when he falls from his wagon.

1914

Crater Camp in Monte Nido was opened as a year-round picnic ground.

1924

Second Calabasas school was built.

1950

"Picture City" Movies shot in Valley.

From 1951 To 1960

1958

Founding of the Las Virgenes Municipal Water District.

1960

Kathleen Beachy saves Leonis Adobe from destruction.

From 1961 To 1970

1965

Mulwood develops as part of Woodland Hills. Calabasas is virtually unknown.

Edison begins purchase of land to stop expansion of Los Angeles W & P.

1968

Calabasas Park formed "New Bel Air" Rural Community'
(* Bechtel/Edison not motivated by development).

1969

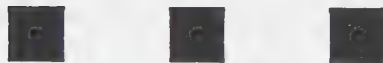
Pre-1971 Homeowners Federation Created.

ISSUES		# OF CONCERNED
k.	Oak Trees	7
l.	Clean Air for Recreation	
m.	Access to Ocean	1
3. TRANSPORTATION		
a.	Speed on Mulholland Highway	
b.	Lack of Cohesive Circulation Plan	1
c.	"Z" Traffic	1
d.	Freeway Bridges - Congested and Unsafe	1
e.	Commercial Parking on Residential Streets	
f.	Kilroy/Ahmanson Parking (Future)	
g.	Public Transit	
h.	Parking at Entry to the City (Near Sagebrush Cantina)	
i.	Multi-Use Streets: Pecestrians, Bicycles and Public Transit	1
j.	Wider Bike Lanes (for Safety)	1
k.	Continue to Keep thru Traffic Off Residential Streets	4
l.	Better Internal Circulation, without thru Commercial Use of Residential Streets	
m.	Routing Construction Traffic Away from Residential Neighborhoods	
n.	Beautify Streets	1
4. GROWTH AND COMMUNITY CHARACTER		
a.	Growth Constraints -- Determine Carrying Capacity Streets, Schools, Sewers	3
b.	Live within Existing Limits	1
c.	Limits Established by Those Most Directly Affected	
d.	Consider Economic Needs of City when Setting Limits	1
e.	Control of Service more Important than Additional Services	1
f.	Create a Fiscally Stable Community, but Retain Community Character	
g.	Minimize Bureaucracy - Responsive to Citizens	

ISSUES		# OF CONCERNED
5. COMMUNITY CORE AND THE NEED FOR A COMMUNITY CENTER		
a.	Old Town Maintain Existing Standards & Atmosphere	4
b.	Old Town as Entry Symbol, Not a Functional Entry	
c.	No Need for Civic Center	
d.	Centralize Community Services	
e.	Too Decentralized	
f.	Accessible Outdoor Gathering Place	1
g.	Burden of Parks on Adjacent Residences	
6. RESIDENTIAL DEVELOPMENT		
a.	Impact of Large Houses on Rural Areas	
b.	Cabin Lots (60x80), almost Total Coverage too Close to Neighbors	
c.	Loss of Privacy with Two-Story	
d.	Lack of Control of Residential Development	
e.	Loss of Hillside Character	
f.	Visibility of Hillside Development	1
g.	Keep Scenic Corridors Scenic	1
h.	Balance Community Concerns (Design Issues) with Private Property Rights	
7. PUBLIC SERVICES AND FACILITIES		
a.	Expand Cultural/Recreational Services	
b.	Improve Law Enforcement	
c.	Better Road Maintenance	2
d.	Trash Pick-Up	
e.	City Recycling	
f.	Speeding Enforcement	
g.	Better Community Information System	
8. CURRENT ISSUES		
a.	Prevent Increased Density Traffic	1
b.	Protect Community from Large Surrounding Development: Soka and Ahmanson Ranch	4

ISSUES		# OF CONCERNED
c.	Maintain Character of Community	1
d.	Control Design of Kilroy/Ahmanson Project (All City Development)	2
e.	Separate Traffic thru City	
f.	Prevent Impact of External Forces on the City	
9. ENVIRONMENTAL ISSUES		
a.	Historic Protection (Archaeological Control)	
b.	Preserve Open Space	1
c.	Protect/Control Rural to South	2
d.	Light/Air Pollution	
e.	Landfill	
f.	Finance Resources to Undeveloped Areas	
g.	Resources to Protect Recreational Opportunities	
h.	Tree Planting Program (Consistent with Ecosystem)	1
i.	Parks & Open Space System Inter-Regional (Maintain & Restore Habitat Links)	7
10. PROPOSED CITY PROJECTS		
a.	Expand Economic Base to Complement Lifestyle	5
b.	Indoor Recreation/Meeting Place in Large Scale	
c.	Build within Existing Systems	
d.	Beautify City's Entries	
e.	Senior/Youth Oriented Services and Facilities (Heritage Program)	4
f.	Efficient Transit System	2
g.	Senior Housing	2
h.	Promote Regional Impact Analysis	

APPENDIX E. COMMUNITY ATTITUDE SURVEY



COMMUNITY ISSUES

APPENDIX E. COMMUNITY ATTITUDE SURVEY

To gather information from a broad cross-section of Calabasas residents on issues that will affect the General Plan, a community attitude survey was conducted. The survey was a mail-out/mail-back questionnaire and was sent to approximately 1,200 residents. The surveys were mailed out later September of 1992. Responses were due October 23, 1992.

The results of the community attitude survey are presented in this appendix.

- Community Attitude Survey Results

COMMUNITY ATTITUDE SURVEY
CITY OF CALABASAS

December 1992

Report Author:

William J. Lloyd
Urban Research Associates

I. INTRODUCTION TO THE SURVEY

This report presents an analysis of the results of a Community Attitude Survey sponsored by the City of Calabasas. The purpose of the survey was to gather information from Calabasas residents on a wide range of issues related to the City's general plan revision. Major themes covered in the survey include community image, land use and urban design, housing and population growth, economic conditions, and community services.

Organization of the Survey

The basic form of the survey was a mail-out/mail-back questionnaire delivered to a carefully chosen representative sample of the community. Each packet contained an introductory letter from the mayor of Calabasas and a stamped return envelope addressed to Urban Research Associates. A total of 1200 survey forms were mailed to Calabasas households in late-September 1992. A total of 399 survey forms or 33 percent of the total were returned to Urban Research Associates.

Information from the completed questionnaires was coded and entered into a computerized data base by the staff of Urban Research Associates. Analysis of the data was based on frequency counts of individual questions and cross tabulations of pairs of related questions. This latter procedure made it possible to identify differing response rates between identifiable subgroups of the population.

Sampling Procedure

Because time and expense limitations made it impractical to include every Calabasas household in the survey, participating households were chosen through a sampling process. The sample households were identified from parcel address maps obtained from the City. Care was taken to assure that the sample was randomly distributed across all residential areas of Calabasas. Supplemental addresses for apartment and condominium complexes were obtained through field identification in areas where the parcel address maps lacked sufficient detail. The intent of the sampling procedure was to obtain a representative cross-section of the Calabasas population while avoiding systematic bias. A carefully constructed sample insures that no household has a greater likelihood than any other of showing up in the sample, and that no class of households is present in numbers that differ from the proportion of all Calabasas households contained in that class. Constructing a sample

according to these conditions makes it possible to estimate the views of the entire population within a small range of error based on responses obtained from only a portion of the community.

Interpretation of the Results

In statistical terms, frequencies drawn from the 399 responses have an accuracy of ± 5 percentage points with a 95 percent confidence level. This means that in 95 percent of the cases, the sample results fall within ± 5 percentage points of the results which would be obtained from surveying the entire population. At this level of confidence it is unlikely that large differences will exist between the views of the full population and those of the sample.

Beyond statistical probability measures, confidence in extending the survey results to the entire population rests on obtaining an unbiased response to the survey. In anticipation of this, efforts were made to encourage fuller participation by including a letter from the mayor and by sending out follow-up postcard reminders. The response rate of 33 percent is considered normal for a community survey of this type. To keep the response rate in perspective, it should be pointed out that municipal elections in California and elsewhere often fail to achieve the 33 percent participation level reached in the survey. The survey was designed to encourage participation, but no practical means exists to compel those who choose not to share their views to do otherwise.

Profile of the Responding Households

The respondents represent a broad cross-section of the community. Approximately 70 percent live in single family dwellings. This total is only slightly higher than the 64 percent single family dwellings reported in the 1990 Census for the Calabasas region. The remainder of the respondents included those residing in condominiums (12.4 percent), apartments (10.4 percent), and mobile homes (6.8 percent).

The recent growth of Calabasas is reflected in the length of time respondents have lived in the community. One-half of those surveyed indicated that they have lived in Calabasas for seven years or less. Both long-term residents and

newcomers expect to stay in Calabasas, with more than 80 percent indicating that they see themselves still living in the community five years from now.

The ages of the residents of the responding households is somewhat older than that of the broader community. The median age of all residents in the 399 households is 39 years compared with a median age of 33 years reported by the 1990 Census. Slightly more than one-third of the households contained at least one child, while 14 percent contained one or more members over 65 years of age.

The ethnic/racial background of the survey respondents also reflects the general ethnic and racial homogeneity of the Calabasas population. An overwhelming 94 percent of the respondents indicated that their household contained one or more individuals whose ethnic/racial background was non-Hispanic white. Fewer than 10 percent of the responding households contained individuals identified as ethnic or racial minorities. This result is not surprising since only 12 percent of the population was identified as minority by the 1990 Census.

The median annual household income of the respondents was approximately \$93,000, considerably higher than the median income of \$66,000 reported for the Calabasas area by the 1990 Census. Part of that difference is undoubtedly due to income growth and inflation over the past two years. However, it is also likely that upper income households are overrepresented among those responding to the survey.

Along with generally high incomes, Calabasas residents responding to the survey also were unusually well-educated. Three-quarters of all the responding households contained at least one member who had completed a four-year college degree.

Organization of The Report

A number of factors need to be taken into account when interpreting the results of a survey such as this. At the most fundamental level, the raw data can be viewed as frequency counts and percentages which provide a profile of community-wide views. That information is reported along with the actual wording of the questions at the end of this report. Beyond that, it is often possible to look beneath community-wide proportions and find explanations for

the variation in responses. Such variations can be related to demographic factors such as income, household type, age, and the like. In many cases, further understanding of all sides of a given issue can be gained by cross-tabulating one variable with another. In all cases where this is done, the results have been tested for statistical significance to insure a high probability that differences of opinion between groups within the sample reflect differences that actually exist within the larger community.

II. COMMUNITY GROWTH AND CHANGE ISSUES

Calabasas residents were asked a variety of questions concerning issues of community identity, growth, and change. Because Calabasas has grown dramatically over the past decades, with additional growth a distinct possibility into the foreseeable future, the survey was designed particularly to identify attitudes toward growth related issues, including community identity, future size, changing housing mix, and environmental protection.

Community Satisfaction

Calabasas residents are largely satisfied with the existing quality of life in the community. Approximately one-third of the residents view life in Calabasas as very satisfactory, while another sixty percent judge the community as satisfactory. Perspectives do vary, however, depending on the length of time residents have lived in the Calabasas area.

- * Those who have lived in Calabasas for less than five years are twice as likely to be very satisfied as those who have lived in the Calabasas area for longer than five years.
- * More than one-half of the longer-term residents expressed a belief that the quality of life in Calabasas has diminished over the past five years.

These differences based on length of residence are not surprising given the magnitude of growth and change in the community in recent years.

Community Fragmentation

One set of issues being addressed in the general plan revision is whether Calabasas is excessively fragmented by the lack of through streets and the large number of gated residential communities. In general, most residents are concerned about excessive fragmentation.

- * Approximately one-third of the respondents agree with the view that Calabasas is a highly fragmented community, while another sixty percent see it as somewhat fragmented with a moderate sense of community.

- * Residents on the southeast periphery in Calabasas Highlands and the northwest periphery in Malibu Canyon were the most likely to see the community as highly fragmented.
- * Fully two-thirds of the respondents believe that it is very important for the City to adopt policies designed to strengthen the identity of Calabasas as a unified community.
- * Residents of gated communities were just as likely as non-gated community residents to support the need for community unity.

Growth and Change

Following more than a decade of rapid growth, with the promise of more growth to come in the near future, Calabasas residents express a definite interest in controlling future growth and change in the community. Traffic, overcrowding and crime lead the list of resident concerns over continued growth. As a result, residents express widespread sentiments in favor of limiting future growth and change in the community.

- * Four out of every five respondents favor future growth rates that are slower than those of recent years.
- * One of every two respondents would like to see the population of Calabasas remain at the current level with no additional growth.
- * One out of three respondents would like to see growth continue until Calabasas is about fifty percent larger than its present size.

Housing

Resident growth concerns are also linked to the possibility that continued growth might change the character of the community by increasing the proportion of higher density housing.

- * One-half of the respondents believe that there are too many apartments in the community, while one-in-three believe there are too many townhomes and condominiums.

- * More than 80 percent of all respondents indicated that the need for small lots was not an important issue to be addressed by Calabasas planners.
- * Only one resident in ten believes that there should be more apartments in the housing mix of Calabasas in the future.

Despite high housing costs in the community, housing affordability is not a major concern for most Calabasas households. The lack of support for higher density housing was accompanied by a general lack of concern over housing affordability among most Calabasas residents.

One-half of all respondents reported that they were paying about what they could afford for housing.

- * Another 35 percent indicated that they could pay more if they had to.
- * Less than twenty percent of the community believes that the need for affordable housing is a very important issue.

When housing affordability concerns are voiced, they are more likely to come from renters than from homeowners.

- * One-fourth of all renters indicated that they were paying more than they could afford, compared with only ten percent of all home owners.
- * One-half of all renters believe that affordable housing is a very important planning issue.
- * Housing programs for first-time home buyers were supported by two-thirds of all renters, versus only fifteen percent of owners.

One change likely to gain substantial support among Calabasas households would be the development of additional housing for senior citizens.

- * One-third of all residents indicated the belief that there was not enough senior housing.
- * The proportion favoring more senior housing increased to 40 percent for households where one or more members was over age 55.

Interestingly, one-third of all respondents also believe that there are too many gated communities in the housing mix of Calabasas.

Open Space and Environmental Protection

When asked about future growth, Calabasas residents are more likely to identify the drawbacks of urbanization rather than loss of environmental amenities as major concerns. Nevertheless, explicit questions about open space preservation and environmental protection do elicit strong support from residents.

- * Approximately 90 percent of the respondents view open space preservation and hillside protection as very important issue for the general plan.
- * One-in-four believes that past hillside grading has not been sensitive to environmental and scenic concerns.
- * Approximately 80 percent of all respondents support limitations on hillside grading and the protection of oak trees.
- * Large majorities support landscaping programs and sign control for implementing the Scenic Corridor Ordinance.

III. ECONOMIC DEVELOPMENT ISSUES

Shopping and employment are the two most important aspects of local economic planning for a small community such as Calabasas. The availability of local shopping opportunities affects the community in a number of conflicting ways. To many residents, the choice of shopping destination often involves a tradeoff between the convenience of local shops versus the greater variety and choice available in larger centers. To some residents, increased local shopping opportunities may also raise concerns over increased congestion and traffic. At the same time, retail sales tax receipts represent a needed source of revenue for local government, one that will expand with the growth of shopping opportunities in the community.

Employment raises a separate series of issues for the community. In a bedroom community such as Calabasas, the availability of local jobs permits some residents to forego lengthy commutes. Local employment opportunities may be especially important for those whose mobility is restricted due to family, school or other commitments or because of limited availability of transportation. At the same time, the growth of commercial and industrial land uses may be seen as altering the character of the community while leading to negative effects such as increased congestion or pollution. One way to minimize the impacts associated with commercial and industrial growth while increasing local jobs is to encourage home occupations.

Retailing and Services

The small size of the retail sector in Calabasas is reflected in the shopping behavior of residents. The general lack of local outlets for higher order shopping goods like furniture, appliances, home improvement items and clothing causes shoppers to travel elsewhere when making those types of purchases.

- * Three-quarters of all households obtain most of their groceries in Calabasas.
- * Only fifteen percent of all households report that they do most of their restaurant eating in Calabasas.

- * Less than four percent of the households report that they shop for furniture, appliances, home improvement and clothing in Calabasas. Three-quarters of the households do most of their shopping for those items in the San Fernando Valley.

Despite clear evidence of limited shopping opportunities in Calabasas, residents are divided over the future direction of retailing in the community. Households are split almost evenly between those who agree that there is a need for additional retail stores and services and those who disagree that there is a need. Lack of consensus is underscored by the fact that substantial numbers of residents are either strongly for or strongly against more retailing.

Even among those who would like to see additional retailing, broad consensus is lacking over which services are needed.

- * A majority of households would like to see additional quality restaurants in the community.
- * One-third of the households indicated that a movie theater was needed.
- * Other possibilities, such as department stores, home improvement center, health club, and discount stores were viewed favorably by only one-fifth of the households or less.

Employment Opportunities

Residents are divided over the need for additional employment opportunities in Calabasas. If employment growth is to occur, retail and office jobs are generally preferred over industrial jobs.

- * Almost one-half of all respondents chose the "no development" option when asked what types of development would be appropriate in the freeway corridor.
- * Residents are divided almost evenly on whether they agree or disagree that there is a need for additional office and retail jobs.

- * Community sentiment is strongly opposed to industrial jobs. Almost ninety percent of the community either disagrees or strongly disagrees that there is a need for such jobs.

Household income level plays only a minor part in influencing whether a respondent will be for or against additional employment opportunities.

- * Income differences were not significant with respect to the need for retail and office jobs, with roughly equal proportions of all income groups on each side of the issue.
- * Income does seem to play a role in the opposition to industrial employment. Less than ten percent of the households with incomes over \$45,000 agreed that there was need for industrial jobs. The percentage favorable to industrial jobs rose to 28 percent for households with incomes between \$30,000 and \$45,000 and to almost 40 percent for households with incomes under \$30,000.

Office and retail jobs are clearly more acceptable to the vast majority of Calabasas residents. However, a mix of employment opportunities that also included industrial jobs would offer some benefits to the relatively small minority of Calabasas households with low and moderate incomes.

IV. LOCAL SERVICES

Calabasas residents are satisfied with the quality of many of the local municipal and non-municipal services they receive. This is especially true for sheriff and fire services, trash removal, and animal control, where majorities approaching 90 percent or more find the quality of the services they receive to be either satisfactory or very satisfactory. Nor are residents particularly eager to see services such as fire or sheriff changed from County contract services to City services. Less than 10 percent of the residents believe that the City should provide those services if that results in higher costs. The remainder are roughly divided between those satisfied with the existing arrangement and those who would switch to City services provided the costs were no higher than at present.

At the same time, a substantial portion of Calabasas residents are dissatisfied with the recreation and cultural services available in the community. This is especially true for senior services, recreation programs, library services and cable TV where approximately one-half of the residents find the quality of service to be unsatisfactory.

Dissatisfaction extends to the broad question of how residents believe their interests are considered by City government. Overall, only about one of every two residents believe that the interests of their area of Calabasas are adequately represented by City government. Dissatisfaction was voiced most strongly by residents of Saratoga Hills and Malibu Canyon, where fifty-nine percent and thirty-three percent respectively believe their interests were not represented on most issues. Highest levels of satisfaction were found in Calabasas Park South, Calabasas Park Lake Area, and Mulwood where 60 percent or more of the households indicated that they were adequately represented on most issues.

Recreation and Cultural Services

Dissatisfaction with cultural and recreation services is widespread among a broad cross-section of the Calabasas population. This is true even for age-related recreational services that are likely to appeal only to a minority of Calabasas households.

- * Eighty percent of all respondents rate the recreational facilities for teens as fair or poor. Seventy percent rate the facilities for youths as fair or poor.
- * High levels of dissatisfaction with youth and teen facilities are voiced by respondents with children as well as those who do not have children.
- * Eighty percent of all respondents rate recreational and cultural facilities for seniors as either fair or poor, a level of dissatisfaction that varies little between household with members over age sixty-five and those without.
- * Forty-six percent of all respondents state that recreation programs are unsatisfactory and an overwhelming eighty-five percent would like to see improvements made.

It is apparent from the survey that Calabasas residents would like to see improvements in the recreational and cultural opportunities of their young city. Among the improvements most often cited were parks and facilities, a community center, and cultural facilities like museums and theaters.

What is not so apparent, though, is the extent to which residents expect the City to provide for expanded services. When asked what should be the appropriate mix of public and private recreation in the community, three-quarters of the residents preferred a balance between City and private recreation. Only fifteen percent favored a strong reliance on City facilities and programs.

One obvious area where the City can play a vital role is in communicating information about the services that exist within the City. More than one-half of all residents indicated that current City efforts toward that end were unsatisfactory.

Traffic Concerns

Dissatisfaction with traffic conditions in the City also runs high among Calabasas residents. Overall, thirty-nine percent of those responding to the survey described traffic control in the community as unsatisfactory.

Specific concerns that were most likely to be judged very serious include traffic problems along Mulholland Drive and Las Virgenes Road and the use of residential neighborhood streets by through traffic. In each of these cases, one-third or more of the residents rated the problem as very serious.

Other traffic problems seem to affect the residents of some areas more than others.

- * One-half the residents of Calabasas Highlands were either somewhat or strongly concerned that narrow canyon roads might restrict emergency access.
- * Sixty-five percent of the respondents from Malibu Canyon and one-half the respondents from the Calabasas Park Lake area were concerned about the use of residential neighborhood streets by through traffic.
- * Residents of Saratoga Hills were much more likely than other residents to be concerned with east/west travel and limited connections between various areas within Calabasas.

The need for additional public transportation was viewed as very serious or somewhat serious by almost 63 percent of the households. That proportion increases to 73 percent among households with one or more members over age 65. Highest levels of concern over the lack of public transportation were found in Malibu Canyon, Saratoga Hills and Lost Hills.

One other issue--insufficient bike paths--cuts across all areas of Calabasas. Seventy percent of Calabasas residents view the shortage of bike paths as a somewhat or very serious problem, with similar levels of concern expressed by residents from most regions of Calabasas.

From 1971 To 1980

1971

Early efforts to preserve ridgelines.

1972

Calabasas image "exceeds" Woodland Hills: Calabasas is now considered a more "desirable" place to live.

1975

Calabasas High School opens.

1977

Hillside Grading Triggers First Attempt at Incorporation: City of Los Virgenes this area which included Agoura Hills and Calabasas focused on a number of shared factors:

- Inclusion within Same School District
- Inclusion within Same Water District
- Involvement in the Los Virgenes Homeowner's Association; and
- Perception of Los Angeles County as a Common Enemy.

1978

First Draft of Los Angeles County Area Plan.

1981

Commercial buildings on Calabasas Road constructed.

City of Westlake incorporates.

1982

City of Agoura Hills incorporates. Original boundaries proposed in the Los Virgenes incorporation attempt were reduced to include only the developed area. Consequently, Los Angeles County retained control over most of the undeveloped area, including Calabasas.

Los Angeles County Area Plan Adopted. However, throughout the 1980s the plan was ignored.

1983

Calabasas Cityhood Committee formed.

Apartments approved along Las Virgenes Road.

Impact of multiple projects realized: Orrin, Baldwin, Jordan Ranch.

1986

First stop light installed.

1987

Plummer house, once the oldest home in West Hollywood, was moved to Leonis Adobe.

Baldwin project galvanizes cityhood efforts.

Application for Cityhood rejected by LAFCO.

From 1981 To 1990 (Cont'd)

1987

Ventura Corridor plan prepared.

1988

Los Angeles County approved more units in Calabasas than any other part of the County.

Population increases, stop signs/traffic (late 80s -- suddenly).

1989

Old town coalition formed in response to Proposed Widening of Road & building proposals.

Freeway widened.

1991

City of Calabasas incorporates (April 5, 1991), forced to give rural areas and land use control to County. Major issues leading up to incorporation were:

- Local Use of Local Taxes
- Land Use Control
- Security

City joins Conejo Valley Association.

1992

Calabasas one valley separate from Los Angeles. Community still feels strongly ties to:

- Monte Nido,
- Cold Creek, and
- Agoura Hills.

**APPENDIX G.
GENERAL PLAN
ADVISORY COMMITTEE
MEETING 2 -- PRIORITIZING
ISSUES**



COMMUNITY ISSUES

**APPENDIX G. GENERAL PLAN ADVISORY COMMITTEE MEETING 2 --
PRIORITIZING ISSUES**

At the meeting on Monday, October 26th, the General Plan Advisory Committee reviewed significant characteristics about their community and looked at major issues facing the City. These characteristics and issues were grouped into three general topics:

- Community Development and Design,
- Municipal Facilities and Services, and
- Environmental Management.

Participants were assigned to one of the three topics. They then reviewed the items in the context of their general topic and prioritized them using the following classifications:

- Past; Current, Critical;
- Current, Moderate; Future, Critical; and
- Future, Moderate.

The results of this exercise along with a detailed description of the classification system used are included in this appendix.

In addition, participants were asked to select three issues that they felt were important and to write a brief summary of each issue selected. The summaries describe what individual committee members believe is the ideal resolution of the issue and any constraints to achieving that ideal. Excerpts from the committee members summaries are included in this appendix.

- Agenda - General Plan Advisory Committee Meeting, October 26, 1992
- Results of the Issues Prioritization Exercises
- Excerpts from the Committee Member Summaries of Issues

AGENDA

Calabasas General Plan General Plan Advisory Committee

**Monday, October 26, 1992
Calabasas City Hall**

I. INTRODUCTION

- A. Group Assignments
- B. Issues Identified in the Timeline Review

II. ISSUES DEFINITION

- A. Group Discussion
- B. Group Presentations

III. CONCLUSION

- A. Assignment for the November 9th Meeting
- B. Questionnaire Collection

I. COMMUNITY DEVELOPMENT AND DESIGN

- A. Issues and Community Characteristics identified during the Timeline Exercise, Targeted Interviews and Community Workshop
1. Change in the Character of the Community from rural settlements and a small town character to a more urban environment.
 - a. Construction of Commercial Uses.
 - b. Construction of Multiple Family Uses (*Current and Future, Critical*)
 2. Protecting and Enhancing the Old Town Calabasas Image (*Past*)
 3. Expand protection of the old town Calabasas Image (rural character) to areas west of Parkway Calabasas (*Future, Moderate*)
 4. Retention of Local Land Use Control (*Current, Critical*)
 5. Strong Community ties to Monte Nido, Cold Creek Canyon, and Agoura Hills -- (*Future, Moderate*)
 6. Desire to preserve distinct separation from the City of Los Angeles (*Past*)
 7. Desire to preserve distinct separation from the County of Los Angeles (*Current, Critical*)
 8. Expand City of Calabasas boundaries into Sphere of Influence (*Future, Moderate*)
 9. Physical Separation of Housing Types (*Future, Critical*)
 10. Community at the Edge of the Urban Area (*Past*)
 11. Availability of Recreational Opportunities -- Trails, Public Parks (*Current, Moderate*)
 12. Burden of Parks on Adjacent Residences (*Future, Moderate*)
 13. Need to Protect Privacy of Individual Residence this need may vary by area (*Future, Moderate*)
 14. Need for an (Outdoor) Public Gathering Place(s) (*Future, Moderate*)
 15. Need for an (Indoor) Public Gathering Place(s) (*Future, Moderate*)
 16. View of Billboards, Signs, Poles and Car Dealerships from the Freeway (*Current, Critical*)
 17. Need for Architectural Design Guidelines a) Residential Uses (*Future, Moderate*); b) Commercial Uses (*Current, Critical*)
 18. Regulate commercial uses to protect Lifestyles in the Area (*Current, Critical*)
 19. Permitted Residential lot coverage and permitted commercial intensity and building height may be too High (*Current, Critical*)

B. Other Issues Not Mentioned in Previous Discussions

1. Archaeological Resources (*Past*)
2. Housing Issues -- Need for Elderly or Low/Moderate Income Units (*Future, Moderate*)

C. Relationship of these Issues to Other Major Topics.

1. Correlation of Slopes and Ridgelines as a visual resource to Slopes and Ridgelines as an environmental constraint.

III. ENVIRONMENTAL MANAGEMENT

- A. Issues or Community Characteristics Identified During the Timeline Exercise, Targeted Interviews and Community Workshop
 - 1. Open Space (*Current, Critical*)
 - 2. Warm Climate (*Past*)
 - 3. Rolling Hills (*Current, Critical*)
 - 4. Trails (*Current, Moderate*)
 - 5. Dark Night Sky (*Future, Moderate*)
 - 6. Scenic Corridors (*Current, Critical*)
 - 7. Open Ridgelines (*Current, Critical*)
 - 8. Clean Air (*Future, Critical*)
 - 9. Access to Ocean (*Current, Moderate*)
 - 10. Oak Trees (*Current, Critical*)
 - 11. Local Creeks (*Current, Critical*)
 - 12. Wildlife and Migration Corridors (*Current, Critical*)
- B. Other Issues Not Mentioned in Previous Discussions
 - 1. Geologic and Slope Stability Hazards (*Current, Moderate*)
 - 2. Noise (*Future, Moderate*)
- C. Relationship of these Issues to Other Major Topics.
 - 1. Environmental vs. Community Design impact of Open Space, Rolling Hills, Ridgelines, Oak Trees and Local Creeks
 - 2. Transportation Issues Related to the Accessibility of the Ocean and Roadway Cuts within Hillside Areas
 - 3. Recreational issues related to the Trails System

II. MUNICIPAL FACILITIES AND SERVICES

A. Issues and Community Characteristics identified During the Timeline Exercise, Targeted Interviews and Community Workshop

1. Local Control over Local Taxes (*Current, Moderate*)
2. Low Crime Rate (*Current, Critical*)
3. Local Circulation Needs vs. Regional Circulation Demands (*Current, Critical*)
4. Poor Design of Freeway Bridges (*Future, Critical*)
5. Commercial Parking on Residential Streets (*Current, Moderate*)
6. Wider Bike Lanes for Safety (*Future, Moderate*)
7. Continue to Keep Through Traffic Off Residential Streets (*Current, Critical*)
8. Improve Circulation Communitywide (*Current, Moderate*)
9. Beautify Streets (*No Consensus*)
10. Installation of a City Recycling Program (*Current, Moderate*)
11. Better Road Maintenance (*Future, Moderate*)
12. Senior and Youth Oriented Services and Facilities (*No Census*)
13. Efficient Transit (*Current, Moderate*)
14. Quality of the Local Schools (*Future, Moderate*)

B. Other Issues Not Mentioned in Previous Discussions

1. Fire Hazard and Fire Safety (*Current, Moderate*)
2. Impacts of the Landfill on the Community (*Future, Moderate*)
3. Community Concerns about Hazardous Wastes (*Current, Moderate*)

C. Relationship of these Issues to Other Major Topics.

1. Carrying Capacity of Streets, Sewers, Water and Schools and the Impact on Future Growth (*Current, Critical*)
2. Transportation Demands versus the Desire to Keep Scenic Corridors Scenic (*Current, Critical*)

CLASSIFICATION OF ISSUES AND COMMUNITY CHARACTERISTICS

Please rate relevant issues and community characteristics as follows:

- **Past.** This issue or community characteristic was once important. The issue has since been resolved or the characteristic has been lost; however, there is a lesson to be learned that can be applied to managing Calabasas' future.
- **Current, Critical.** This issue or community characteristic is critical to Calabasas' present and future. The issue must be resolved now or methods for the protection of the characteristic are needed now. Unless immediate action is taken, the issue will grow beyond the capability of community action to solve or the community characteristics will either be permanently lost or damaged beyond repair.
- **Current, Moderate.** This issue or community characteristic may be important, but its resolution or protection does not have the urgency of critical issues/characteristics.
- **Future, Critical.** This issue or community characteristic might not be particularly important today, but will become critical if attention is not paid to it. It is highly important for Calabasas' future that preventative measures be put into place.
- **Future, Moderate.** This issue or community characteristic may become important in the future, but its resolution or protection is something that can be handled at such time as it does become a problem. Putting a plan in place for managing the issue or community characteristic may be important, but the need for implementing the plan is not necessarily urgent.

COMMITTEE MEMBERS SUMMARIES OF ISSUES

COMMUNITY DEVELOPMENT AND DESIGN

Response 1

- The initial lure of the Las Virgenes Valley for me when I moved here in 1970 was the feeling of living in the country. I, personally, would like to retain the rural quality as much as possible. Any further commercial development and multiple family dwellings must be considered with the greatest caution. Our way of life, as well as our precious environment, is dramatically jeopardized if the uncontrolled development continues as it did prior to Cityhood. The 'flip-side' of this is that any form of down-zoning might be risky.

Every effort should be made to utilize the present abandoned commercial space before embarking on new development. Would it be economically feasible for the City to offer some type of 'perk' to an individual or individuals who can creatively recycle the present vacant commercial structures? If this were done judiciously, the City might reap greater financial rewards that would offset any initial loss of revenue.

I recognize the City's need to create revenue, but this should not be done at the expense of orderly growth. Perhaps, the City should restrict its services to those of utmost necessity, i.e., police, fire, etc. Increased services, at the expense of the environment may not be prudent planning.

- To preserve the rural quality of the 101 Scenic Corridor should be of utmost importance to the City of Calabasas. A proliferation of billboards and signs instantly detracts from the natural beauty as viewed from the Freeway.

There is an appreciation for the merchant's dilemma in not being able to boldly announce a business in the area, but it has been proven in other parts of the country that this form of advertising is not a prerequisite to a successful business.

If the City of Calabasas can balance the signage requests of the business community with the aesthetic desires of the residential community, the City will have succeeded where some other cities have not.

Response 2

- Calabasas has an urgent need for parks -- active and passive -- and open space Parks are an expense to the city because of maintenance costs, construction costs, insurance costs, as well as for money to purchase sites. Private parks within a community play a role in providing the above however, they also do not encourage communities to intermingle, therefore reducing City spirit. They also are not large enough nor is there money enough to construct recreation buildings that can be used for everything from daycare to senior citizen activities. There is also a lack of baseball diamonds that could be used for City softball leagues or for pickup games that would encourage positive teenage activity. Much of the above mentioned costs can be obtained by user fees, developer donations (mandatory) and Prop A funds.

Calabasas Road is currently becoming more and more offensive to the eye as you drive on the 101 Freeway. Do we want our City to be the only one that allows the merchants to dictate what should be used as signage? The Acura dealer just put up a used car lot sign and lights as well as gaudy signs hanging from the light standards - the same that the Jim Bess auto dealership has been allowed. Those signs will not sell automobiles, they only create ugliness. I am ashamed that Calabasas will be remembered by the public for the Acura sign and by Jim Bess' garish display. Add to the problem the signs on the backside of the Ralph's market. We will not be known as "The Last of the Old West" but by the "The City with the Garish Signs." The Planning Department and the City Council should remember that what is allowed now will set a precedent for the future. Responsible adherence to even the County of Los Angeles' sign ordinances should be upheld and a strong sign ordinance must be written to protect our city from the ugliness that is already being allowed.

The allowed building height of the Kilroy/Ahmanson project is much higher than the residents of Calabasas want. This project and its development agreement was handed to us by the County of Los Angeles and we must learn to live with it. However, we do not have to allow any buildings over 2 stories and higher than 30 feet from grade level. If this level is part of our city's General Plan, then developers know it and cannot claim a hardship if they overpay for their land. The economic feasibility argument is their problem only and not one that the citizens have to suffer with. The current economic problems will go away, but the tall "New York" type buildings will not.

Response 3

- Issue: Center(s) of geographic and emotional focus for the community. Sports/cultural programs/Rally's

Problems/Obstacles:

- No existing land
- Unwilling sellers
- Split City geographically
- Many competing interests
- Shortage of money
- Transportation and traffic
- Demands by "outsiders"

Solutions/Alternatives:

- Soka property
- Mureau property
- Government land in the Cabot/Cabot/Forbes Development
- Land when the landfill is completed

ENVIRONMENTAL

Response 1

- Open Ridgelines Ideally, no ridgeline should be developed as it adversely affects many other people in the community, and benefits only the few.

Subdivision of acreage which includes the ridgeline should be controlled to prevent all ridgetop development by imposing conditions:

- Clustering of homes well below the ridgeline
- Dedication of ridgelines as permanent open space (may be privately owned if deed restricted).
- Other Design constraints as outlined in Section on Rolling Hills below.

Individual homeowner/builders should be required to work with the City on sensitive design requirements.

- Rolling Hills Strong Design Guidelines should be set up, to include:
 - Building location, setback, below ridgeline to protect viewshed.
 - Building Design, including size, height, color, slope of roof, appropriate design for terrain.
 - Minimizing grading, minimizing flat pad sizes, requiring hillside adaptive architecture.
 - Natural drainage techniques, no bench drains, landform grading to minimize and mitigate manufactured slopes.
 - Native plants, gradual variation of plant density and height from surrounding hillside to create less obtrusive fire breaks around the houses.
 - Custom designed homes, designed specifically for each site (before grading) should be strongly advised.

Strict control of allowable density in steep hillside areas.

- Open Space/Wildlife Corridors:

For large developments

- Deed restriction of open space by developer in return for clustering of homes at a slightly increased or reasonable density (this should not apply to Significant Ecological Areas)

For individual homeowner/builders

- Cooperative efforts between individual and City to minimize footprint of house and produce a sensitive design.
- Encourage homeowners who live in rural settings to protect part of their own property for wildlife in perpetuity (tax break or permit fee reduction in some form?)

The Coastal Commission requires the possible exchange or purchase of development rights of substandard lots in exchange for permission to build more than a cabin (TDR or PDR); small lots in hilly, rural areas can then be protected as Open Space (My facts are a bit sketchy on this).

Again, strict control of allowable density in steep hillside areas should create wildlife corridors.

- Oak Trees/Native Habitat As part of the City Development Review process, insist on the design of homes to accommodate existing oak trees rather than remove them.

Encourage developers, as part of their environmental impact mitigation, to set aside

- natural riparian habitat
- oak forest areas, for possible regeneration
- land previously grazed or planted with non-native plants to be restored to its natural habitat.

These areas could be improved by the City using funds paid in mitigation by other developers for removal of oak trees etc.

Response 2

It is very difficult to separate the issues I have identified as current, critical. Each is a part of the larger issue of open space. (B1 may be an exception.) Saving our mountain space, i.e., our mountains and streams, is of primary importance to me. And not necessarily for the citizen's of the community, even though being out there gives me peace. It is for the very existence of the mountains themselves and for the habitat and wildlife they sustain. If we don't do it now, it will all be lost forever.

I would have to review the recent Supreme Court decision and speak to an attorney who specializes in the field to know how we can limit the rights of an individual owner to build on or use the land, but I know we can set limits. I want this General Plan to set the strictest limits legally possible.

The panelists at The Open Space Preservation Forum, put on by the Environmental Standards Committee, addressed many ways to preserve open space. The Agoura Hills Report on their Open Space Workshop addressed even more.

Response 3

- **Clean Air -- Future, Critical.** The City Council imposes strict controls and fines. What if other neighboring cities pollute? We should form a joint committee with other cities with an overlook that plans jointly.
- **Wildlife and Migration Corridors -- Current, Critical.** All "development" should provide acres of access for wildlife that connects to existing corridors. What if the developer refuses? Cause for denial of his project (it is open for conjecture how the courts would handle such a decision).
- **Open Ridgelines -- Current, Critical.** No future houses on ridgelines. What if approvals already exist? Then renegotiate, offer concessions.

MUNICIPAL SERVICES AND FACILITIES

Response 1

- **Low Crime Rate.** If our City is to continue to grow and prosper and remain an area in which we want to live and raise our families we must take whatever steps are necessary to maintain a low crime rate. In the past year we have seen an increase in the frequency and types of crime that previously had been alien to our community. If the City lacks the financial strength to "buy" the requisite amount of protection from the Los Angeles County Sheriff's Department it should consider deputizing citizen's groups or forming an auxiliary police department to work with the Sheriff's Department.
- **Local Circulation Needs vs. Regional Circulation Demands Continue to Keep Through Traffic Off Residential Streets.** These issues are interrelated and accordingly I will discuss them together.

Our City surrounds the Ventura freeway that is the primary route for traffic passing between the San Fernando Valley and the cities of Agoura Hills, Westlake, Thousand Oaks and other cities in Ventura County. Our City also surrounds the Lost Hills Road - Las Virgenes Road route that is the primary route for Z traffic from the cities of Agoura Hills, Westlake, Thousand Oaks and other cities in Ventura County to Pacific Coast Highway, Santa Monica and the west side of Los Angeles. As serious as this problem is today, it is just the beginning.

The proposed traffic impacts that will result from the development of the Ahmanson Ranch and Continental projects, which are outside our City and from which the City will derive no financial benefits, will exacerbate the existing traffic problems including those which will result from the Micor and Pazar projects that are inside the City, and from which the City will derive financial benefits. The City must do everything in its power to prevent Los Angeles and Ventura counties, Caltrans, etc. from imposing their will on us for the benefit of others and to our detriment.

Response 2

- There is substantial evidence of increased gang activity and crimes, in general, in the Calabasas area. Although this still is extremely low by Los Angeles City standards, there are two major areas that I feel should be dealt with now: We need community youth activities to involve kids who live in the Calabasas area to keep away from gangs and take an interest in the community. An organized parks and recreation service could help with some of the children. Identification of potential problems children face (not just in the school

environment, but out of school as well) and community services to reach them also could be helpful. Equally important, something needs to be done to discourage "outside" crime from coming into our area more and more. I have no idea what this should be, but coordination with the Sheriff's Department (including special funds allocated for this if appropriate) might be the answer.

- I believe that our entire state is rapidly approaching the intolerable level as to various pollution problems. Calabasas "seems" to be somewhat isolated from this, but it is not. The city should play an active role in encouraging regional and state planning for water, air and land environmental security. Funds obviously are limited, but they should be allocated to the extent that they are available. I have no expertise in this area, but something has to be done and soon!
- We have a good school system in the Las Virgenes area, and it is a definite asset to the City of Calabasas. I have always marvelled at how people decide that they are qualified for, and then run for and are elected to, the school board. We have been reasonably fortunate in the quality of our board, but as the area grows larger, we are going to have less and less knowledge of the abilities of persons who decide to run. I would like to see the city work toward providing a course of education for persons who think they may wish to run for the school board, so that the candidates are educated in the problems of the school district, how to solve them, and what the financial situation is, before they are elected and not "on the job."

Response 3

- The capacity of the infrastructure was poorly, if ever, considered by the Los Angeles County Regional Planning Commission. This has resulted in totally over-stressed facilities. Constant vigilance on new developments, ordinances that restrict rebuilding on damaged buildings (those along Calabasas Road next to Old Town), gradual, rather than abrupt, land reductions, etc.
- Again, control of future developments, demand that current ones begin to conform (along Scenic Corridor) by insisting any future re-landscaping be done with native plants and vegetation that resists view of current development, homes, entrance gates, etc. Ditto on lighting.
- 1) Input to other counties concerning traffic impacts on us. 2) That's why issue is critical because our ability to effect change in this area is hampered by Ventura County effects.
- 1) Work with Transportation Committee to establish appropriate traffic routes. 2) Discourage other routes by use of directional signs, curved road blockades, etc.

**APPENDIX H.
GENERAL PLAN
ADVISORY COMMITTEE
MEETING 3 -- LOOKING
AT THE FUTURE**



COMMUNITY ISSUES

APPENDIX H. GENERAL PLAN ADVISORY COMMITTEE MEETING 3 --
LOOKING AT THE FUTURE

During the third General Plan Advisory Committee meeting, participants were asked to define their vision of the future in an exercise called Headlines for 2012. Keeping in mind the issues, how the committee prioritized them, and suggestions for resolving the issues, committee members wrote headlines for a fictitious newspaper. These headlines describe what the committee members would like to read in their morning paper in the year 2012.

A list of these headlines are presented in this appendix.

- Agenda - General Plan Advisory Committee Meeting, November 9, 1992
- Headlines for 2012

AGENDA

Calabasas General Plan General Plan Advisory Committee

**Monday, November 9, 1992
Calabasas City Hall**

I. INTRODUCTION

II. PRIORITIZING ISSUES

- A. Community Development and Design
- B. Municipal Facilities and Services
- C. Environmental Management

III. DEFINING ISSUES

IDEAL HEADLINES FOR THE CALABASAS OF THE FUTURE

Transportation Headlines

- Park'n Ride Works
- City Transit System Reduces Need to Drive
- Ridesharing Works; Friends Made
- Redline Monorail System Extended along Highway 101
- Streets Made Safe for Bicycle Travel

Open Space Headlines

- Housing Clustered: Hillside Saved
- Environmental Assets Save

Urban Design

- Freeway Signs Disappear: Sign Program Completed
- Scenic Corridors Finally Scenic

Parks and Recreation

- 20th Pumpkin Festival Kickoffs Sunday Concert in the Park Series
- Park Opens at Old Landfill Site
- Our Seniors Have Fun; Senior Center Opens
- Youth Center Focuses Teens Time

Growth and Development

- Growth Stopped in 1992
- Ties Created Between Development Fees and Building Permits



Environment

- More Oaks than People: Successful Reforestation of the Calabasas Hills
- Black Flies Return to Calabasas Creek: Water Quality Improves
- Calabasas Air Quality Best in Region for 20 Years Running
- Citywide Waste Reduction Meets Annual Goal
- Reclaimed Water Available for All to Use
- Wildlife Corridor Completed: Connects from Simi Hills to Topanga
- Santa Monica Ecosystem Thriving
- Only Noise in Calabasas is Applause: Housing Kept Off Major Streets

Quality of Life

- LA Magazine Acknowledges Calabasas as Best Place to Live

